

WHEATHERSTONE

BOARD MEETING

February 22, 2021

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard, Chair. Lorelle Goodman, Secretary. Eleanor Kurtus, Treasurer. Darin Dooley, Director. Homeowner, Molly Divine was also in attendance.

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1. **7:05 P.M. OPENING OF MEETING:**

Motion: There was a motion passed to accept the minutes of the last board meeting held on January 25, 2021.

2. **FINANCIAL REPORTING:** Eleanor Kurtus, Treasurer gave an overview of the HOA finances and account balance information.

Invoices: There was brief discussion of invoices from a restoration project on one of the units from late last year.

Motion: There was a motion passed for Eleanor Kurtus to pay the final balance at her discretion following clarification from the contractor.

3. **COMMITTEES:**

Landscaping: Darin Dooley provided an update on the initial tree work that had been done and there was a special thank you mentioned for his efforts and meeting with the contractor that was sent out. There was discussion of much more work to be done with hanging tree limbs that have broken from the ice storm and still need pruning and removal. Affinity Group is assisting with the gathering of further estimates, but it may take a little time as tree contractors are very busy at the present time. Several homes have limbs on their roofing that should also be removed when a tree contractor is selected.

Maintenance:

Drain Lines: There was brief discussion of the drain lines to be cleaned out and we are waiting on the additional proposal from Apollo Drain and Rooter.

Metal Railings: There was brief discussion of the remaining metal railings that need installation.

Motion: There was a motion passed to schedule the work as soon as the contractor is able to do so.

Possible Gutter Damages: It was mentioned that there is possible damage to some of the rain gutters with units at 64, 84, 86 and possibly 90. The property manager is to contact City Wide Gutters for an estimate as they have been the contractor doing gutter there in the past.

4. **OLD & NEW BUSINESS:**

Rental Cap Amendment: There was brief discussion of a possible rental cap amendment. The board needs more time to consider how this would function if such an amendment were written and passed in the voting process.

5. **HOMEOWNER REQUESTS:**

There was brief discussion of a homeowner with drainage issues under their unit. There was consensus that more information was needed before the board could consider whether this is an issue for the HOA.

Executive Session: 8:17 PM—8:25.

Following the executive session the board resumed the meeting and adjourned.

ADJOURNMENT: 8:25 PM

Respectfully Submitted,
Tim Benintendi
Affinity Group Inc.
Property Manager, Broker