

WHEATHERSTONE

BOARD MEETING

March 22, 2021

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard, Chair. Lorelle Goodman, Secretary. Eleanor Kurtus, Treasurer. Darin Dooley, Director. Homeowners Susan Sacks and Molly Divine were also in attendance

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1. **7:04 P.M. OPENING OF MEETING:**

The minutes of the last board meeting of February 22, 2021 were provided for acceptance.

Motion: There was a motion passed to accept the minutes as presented.

2. **FINANCIAL REPORTING:** Eleanor Kurtus, Treasurer gave an overview of the HOA finances and account balance information. There was also discussion of the reserve study that is in need of updating as it was last done in 2017.

3. **COMMITTEES:**

Landscaping:

Update on Sprinklers: There was brief discussion that the landscaper would address sprinkler repair issues when they are starting up the system in the coming month or two. There is a need for a line connection between 16 and 18 and damaged heads near 76.

Tree Work: There was discussion of the remaining tree work to be done. There was a recommendation by Peak Landscape & Tree for possible removal of 3 large split Oak trees at a cost of over \$12,000. It was agreed that this was not something in the budget to be done at this time.

Motion: There was a motion passed to proceed with Peak Landscape and Tree for tree work in the amount of \$5,875.

Maintenance:

- a. **Darin Request for Fence:** **Motion:** There was a motion passed for approval of Darin's fence request that he had submitted previously on a request form.
- b. **Broken Park Lights:** There was discussion of at least 3 lights that are out along the sidewalk at the park. A volunteer has offered to work on them as needed.
- c. **Drain Lines Cleanout:** There was discussion of two estimates. Apollo Rooter was selected and will need to be scheduled by the property manager.
- d. **Roof Vent Request:** **Motion:** There was a motion passed for approval of a roof vent for #38 to be added as per the information provided by the homeowner at their expense.

Maintenance: (continued from page one)

- e. **Gutter Repairs:** There was discussion of gutter repairs at 64, 84, 86 and 90 that are needed following the ice storm.
The property manager reported that City Wide Gutters who has done work there in the past has been busy but will be onsite Thursday to evaluate and give their proposal. As long as it is reasonable then the board will consider approving by email.
4. **OLD & NEW BUSINESS:**
- a. **Update on injuries by a homeowner due to debris from the ice storm:** There was brief discussion of what had happened and how best to avoid similar situations in the future. There was discussion of what is reasonable and realistic.
 - b. **Emergency Management Contracts:** There was discussion of possible companies that provide emergency road, walkway, common area clearing for safety concerns when there are storm and ice events. Most of these type of companies require a small monthly fee even if no work is needed. No decision was made at this time on the issue.
 - c. **Rental Cap:** There was brief discussion of the issue that is still under consideration as to whether it is necessary and what the process would be for voting etc. It was also discussed how this type of amendment could be set up with a protection for current homeowners to be grandfathered in and in the long run would keep the level of rentals to a point that should help protect property values.
 - d. **Annual Meeting:** There was brief discussion of the annual meeting to be held in May and there are 3 Open Board Positions. A notice would need to go out at least 10 days prior but not more than 40 days in advance. Among the agenda topics there may be a need to discuss reserve projects for this year and the siding work is listed for next year, but may not really be a necessity for next year.
5. **HOMEOWNER REQUESTS:**
- Crawl Space Request:** There was brief discussion of a homeowner asking for their crawl space to be improved with the expense to be paid for by the HOA. There was consensus that this is not something that the HOA should be responsible for.

ADJOURNMENT: 8:50 PM

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