

**WEATHERSTONE HOMEOWNERS ASSOCIATION
COMMUNITY MEETING MINUTES**

January 26, 2005

WHOA Community Meeting convened at 7:35 PM at the Highlands Ranch Library.

1. CALL MEETING TO ORDER AND ROLL CALL:

1.A Michelle Nelson called meeting to order at 7:35 PM.

1.B Present were: Michelle Nelson-President, Michael Del Toro - Vice President, Kevin McAllister-Treasurer, Rodd Merchant-Director, Tom Dey-Community Manager/Cobblestone Management, Inc., Brian Sheppleman - HRCA, Hans Schnettler-Vice President was absent.

2. REVIEW PREVIOUS MEETING MINUTES:

2.A Michelle made a motion to approve the December 15, 2004 minutes as written. Kevin seconded and the board approved.

3. FINANCIALS:

3.A Brian brought up the fact that Resolution 4.1.03 concerning late fees being charged after 25 days, contradicts the declarations requiring 30 days. After discussion the board decided to adhere to the declarations and the HRCA procedures.

3.B The board asked Brian to inform the board monthly if the HRCA has charged or waived any late fees.

3.C There was a resident with a late fee balance of \$2,337.19 that filed bankruptcy on 2.25.04 and discharged on 6.9.04. Brian asked the board to approve the HRCA to transfer this amount as a bad debt in the financials. Michelle made a motion and Michael seconded to approve Brian's request. There were three yes votes and one no vote, approving the motion. It should be noted that the previous management company never notified the board about the bankruptcy or the discharge.

3.D Kevin made a motion to approve the November financials as submitted. Michael seconded and the board approved. The board will review the December financials at the next board meeting.

4. OLD BUSINESS:

A. POOL S.I.P.:

4.A.1 Tom told the board that he has received the signed and approved S.I.P. for the final Certificate of Occupancy from Douglas County Planning Department. He is waiting for Sherri Lindeman from the planning department to call so he can meet at the site for her final inspection. He expects this to happen next week.

B. POOL KEY DISTRIBUTION:

4.B.1 After discussion, the board decided to keep using the existing pool keys rather than issuing new ones because incidents of vandalism had decreased at the end of last year.

C. ISLAND CHRISTMAS LIGHTING PROPOSAL:

4.C.1 The board reviewed the proposal from Radiant Lighting Services, Inc. to install receptacles in the Weathersfield Way and Stone Mountain Drive islands. After discussion, the board asked Tom to seek two additional bids for the work.

D. 2005 SOCIAL CALENDAR:

4.D.1 The board reviewed the 2005 social calendar and approved the activities listed.

5. NEW BUSINESS:

A. LANDSCAPE MAINTENANCE CONTRACT:

5.A.1 The board reviewed and compared the landscape maintenance proposals from The Brickman Group and GroundMasters Landscape Services for the upcoming year. In addition to the \$942 savings for 2005, there were additional items included in the scope of work. The board felt that since Brickman had only provided one year of service and Tom's work history with GroundMasters, now would be a good time to make the change to improve service and save money. Michelle made a motion to accept GroundMasters proposal in the amount of \$19,176.75 for the 2005 season. Kevin seconded and the board approved.

6. ADJOURNMENT:

6.A With no further business pending, Michelle made a motion to adjourn and Michael seconded.