

Weatherstone Homeowners Association
Board of Directors Meeting Minutes
February 17, 2016
Recreation Center at Westridge –6:00 pm

I. Call to Order: The Meeting was called to order at 6:30 p.m. at the Westridge Recreation Center. Board Members in attendance were Pamela Colquette, Kevin Doyle, Lisa Iveslatt, Larry Smart and Rob Schultz. Community Manager Diana Behrent, CMCA, AMS, CAM, represented HRCA. Homeowners in attendance were Chris Cook, Kelly Melcher, Brooke Baskind and John Groom.

II. Guests: Michael Hall, Cadre Construction, Michael Collins and Marylou Steinbacher from Inline Management
Pool Renovation Project: Discussion on the following items:

- Cost to replace the concrete not in great shape around the pool; Slabs with depressions, water damage estimated at \$19,000
- Pool Building: Colors to be selected for window trim, shingle color, siding, etc.
- Thicker coping was recommended. Board will meet at the pool on Friday to discuss status of the pool and drainage, aesthetics.
- Gas Lines to provide heat to the pool bathrooms: Michael noted the building should be insulated and is already included in the costs. This could be retrofitted for future installation.

Trusses were installed; electrical power is tentative scheduled to be completed within the next week.

Completion of the project is targeted for Memorial Day weekend weather permitting, but could possibly be the second week in June.

Additional costs for generator costs: \$300/week for 2 weeks while waiting for Xcel to get power completed.

Michael Hall presented a spread sheet of hard and soft costs related to the project, including \$22,000 in change orders for permits and Xcel Energy costs, (\$12,000).

III. Approval of January 27, 2016 Meeting Minutes: Rob moved and Kevin seconded to accept the January 2016 minutes as presented. All board members were in favor and the motion passed.

IV. Financial Reports: September, October, November and December 2015 Financials

Kevin noted a few expense categories that needed adjusted. Approval of the January financials was tabled for further review. Kevin moved; Lisa seconded to accept the September through December 2015 financials. Motion passed.

V. Unfinished Business:

Reserve Study: Rob motioned to accept the engagement letter from Borne Consulting to perform the Level Two Updated study for total cost of \$2300. Kevin seconded. All board members were in favor and the motion passed. The study will be scheduled upon completion of the renovation project, tentatively looking at July 2015.

Robbin's Pool Service 2016 Maintenance Contract: Rob Shultz motioned to accept the pool renewal contract with Robbin's Pool Service for the total amount of \$6,950 subject to be prorated based on actual pool opening date. All board members were in favor and the motion passed.

Pool Cover: A new pool cover may need to be ordered due to the expansion in the size. Diana will follow up Robbin.12 additional feet 42x 60 if doing a rectangle.

VI. New Business:

Annual Meeting Notice: Draft of the notice was reviewed; edits will be made and the notice will be mailed to homeowners.

VII. Adjourn- The meeting adjourned at 8:45 p.m.