

Weatherstone Association Minutes

Board of Directors Meeting Wednesday, July 18, 2018 Westridge Recreation Center

I Call to Order:

The meeting was called to order by Pam Colquette at 6:45 pm

Members / Representatives Present:

Pam Colquette	John Groom	Judy Purcell, Landscape Chair
Lisa Iveslatt	Andrea Anzur	
Chris Cooke	Doug Ohi, HG Management	

Note: the quorum requirement is met with all five Board members present

II Homeowner Forum:

No homeowners present.

III Approval of Minutes:

May 16, 2018

June 20, 2018

Andrea Anzur motioned to approve the May 16 and June 20, 2018 Board meeting minutes, 2nd By John Groom, unanimously approved.

IV Financial Report:

A. June 30, 2018 Financial Statement

B. Treasurer's Report:

John Groom, explained to the Board that the operating cash account is low and that the current balance as of June 30, reflects prepaid assessments and thus work to inflate this account. The HOA may borrow money from reserves to operating cash in the coming months to offset operating expenses. Tight control is needed throughout the rest of the year to minimize any unbudgeted operating expenses. The HOA is operating at a surplus, citing a healthy YTD Net Income.

John Groom motioned that the Board approve the June 30, 2018 financial statement, 2nd by Lisa Iveslatt, unanimously approved.

V Reports:

A. Management Report:

The July 2018 Management Report was presented by Doug Ohi of HGM.

B. Landscape Committee Report:

Committee Chair, Judy Purcell, updated the Board on the Springing Hills Phase I landscape project. She suggests that the HOA send out information on this project to the homeowners. This was reviewed by the Board and approved to be emailed by HGM. Judy also discussed the Backcountry HOA response to the Weatherstone Association letter regarding a request to maintain the natural grass area that borders the property. The Board entered into discussion and decided to request a meeting with the Backcountry HOA Board and President on site in July to review this. HGM is to send this request via email and Judy and Chris Cooke will commit to this meeting. The suggested time is during the week in the afternoon, between 2-5 pm. HGM will coordinate a confirmed meeting to all parties and the Board.

Finally, Judy addressed some issues with regard to the regular landscaper, Lawn Care Solutions (LCS). She suggests that HGM contact LCS for a proposal to spray the thistle Weeds surrounding the pool area. HGM will comply with this request and present this proposal to the Board upon receipt.

Chris Cooke added that there are two dead trees and bushes at the property that LCS should look to remove and offer proposals to replace.

C. Social / Block Captain Committee:

Pam Colquette stated that there will be a meeting planned for the Block Captains in the near future.

D. HRCA Delegate Report:

The Association delegate was not present to provide an update.

VI Unfinished Business:

A. Project Updates:

1. Brick Donation Project - Lisa Iveslatt

MB Masonry will submit an invoice for 50% of this project so that work can begin upon approval and payment.

2. Iron Fence Project - Pam Colquette

Additional work to the fencing gates is planned for Fall, by Steel Lock Fencing.

3. Pool and Clubhouse Update - John Groom

Restroom urinal repairs cost in excess of \$2,600. The pool emergency shut down button is being pressed repeatedly

by children recently and is causing Robbin's Pool Service to come out repeatedly to restart the pool pump, boiler and filter system. The Board entered into discussion about this issue. John Groom motioned that a fine of \$100 be levied to the homeowner whose children press this button and shut down the pool, with loss of key fob access to the pool area for one week. He further motioned that additional violations will result in loss of key fob access to the pool area for the remainder of the summer.

Lisa Iveslatt 2nd both motions, and both were unanimously approved. Pam Colquette stated that she will post a notice stating this at the pool building next to the shut off button.

4. Pool Rules Update - Pam Colquette
Draft Rules will be submitted to the Board for review.
5. Trellis Lighting Update –
Law Electric stands by their proposal from 2017 for the Board to consider. A proposal from Rocky Mountain Community Maintenance (RMCM) is due and will be submitted to the Board when received. The Board stated that given the timeframe to obtain proposals that this will likely be carried into Fall or even the 2019 fiscal year.

VII New Business:

- A. Trash-Recycling Update –
Current Association recycling rate with Alpine Waste is \$373 per month for biweekly service. He added that Alpine has quoted a rate of \$1396 to perform weekly recycling. This was just an inquiry on behalf of the Board, which stated that it will stand by the current biweekly recycling contract.

VIII Executive Session:

The Board entered into Executive Session at 8:30 pm. The Board exited Executive Session at 8:40 pm.

IX Adjournment:

John Groom motioned for adjournment of the meeting, 2nd by Lisa Iveslatt, unanimously Approved. Pam Colquette called the meeting to adjournment at 8:47 pm.