

**WEATHERSTONE HOMEOWNER ASSOCIATION
COMMUNITY MEETING MINUTES**

January 28, 2009

1. CALL MEETING TO ORDER AND ROLL CALL:

1. A The meeting at the Westridge Recreation Center was called to order by Skip Wehner at 6:32 PM.

1. B Board members present were Skip Wehner; President; Clay Shubin, Vice President; Patrick O'Keefe; Vice President. Also present were Jeff Evans, Property Manager. Not present was Jason Reynolds, Treasurer Jennifer and Marquis, Secretary.

1. C The board reviewed the December Meeting Minutes as submitted.

1. D **A motion was made by Clay Shubin and second by Patrick O'Keefe to accept the December Meeting Minutes.**

2. FINANCIALS:

2. A The Board reviewed the November financials submitted by Brian Sheppelman.

2. B **A motion was made by Clay Shubin and second by Patrick O'Keefe to accept the November financials. Motion approved.**

2. C The Board reviewed the December financials submitted by Brian Sheppelman.

2. D Skip discussed the Net Income of \$9,423.70 in the Operating account. The Board agreed to move \$297.00 into the Retain earning account and move the remainder into the Future Capital Improvements. This will start off the year with a clean slate.

2. D **A motion was made by Patrick O'Keefe and second by Clay Shubin to accept the December financials once Brian Sheppelman makes the appropriate changes. The Motion will be approved at the February meeting.**

3. OLD BUSINESS:

3. A Jeff provided the Board with a brief summary of the conservation plan for the Spring Gulch area. According the HRMD, all the prairie dogs have been successfully removed and the first stage of the rehabilitation process has begun. HRMD will keep the Board and community updated as things develop.

3. B Jeff provided several bids from Alpha Graphics and Single Graphics for the printing the upcoming community directory. The Board asked Jeff to make the final decision since both bids are fairly close to one another.

4. B The Board reviewed a fiberglass composite from RMD for replacing the four Monument signs. The existing signs, made of brushed steel, have been a target of theft last fall. The Board believes this product will maintain an upscale appearance and reduce the potential for crime.

4. NEW BUSINESS:

4. A The board discussed the Virginia Graeme Baker Act and the upgrades needed for the pool in order to become compliant. Jeff provide Robin's Pool Service original bid to perform this task along with a copy of the 2009 pool service agreement. Skip asked for a modified bid to reflect the actual changes for both pools.

4. B The board discussed the upcoming newsletter which will be mailed out with the proposed budget and upcoming election packet.

4. C Skip discussed walking the property to identify the 2009 reserve replacement projects which will include gate and fence improvements around the pool; staining the pool trellis and repairing / painting fences along Stone Mountain Drive and Weathersfield Way.

5. OPEN FORUM

5. A The next Board meeting will be held at the Westridge Recreation Center on Wednesday, February 25, 2009 @ 6:30pm.

6. ADJOURNMENT

6. A With no further business pending, **Patrick O'Keefe moved to adjourn the meeting; Clay Shubin seconded the motion. The motion was approved,** and the meeting adjourned at 7:27 PM.