

**WEATHERSTONE HOMEOWNER ASSOCIATION  
COMMUNITY MEETING MINUTES**

April 29, 2009

**1. CALL MEETING TO ORDER AND ROLL CALL:**

1. A The meeting at the Southridge Recreation Center was called to order by Skip Wehner at 6:34 PM.

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

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

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

**2. FINANCIALS:**

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

2. B **A motion was made by Patrick O’Keefe and second by Jennifer Marquis to accept the March financials. Motion approved.**

**3. OLD BUSINESS:**

3. A Jeff informed the Board that the new monument signs were installed on April 17<sup>th</sup> and the two old signs were stored in the pool storage room for back up use.

3. B Jeff updated the Board on the neighborhood directory and stated that all preliminary information from the Block Captains was received and presented to Signal Graphics. A copy of the first draft was submitted to the Board and Block Captains for review. Final sign off is scheduled for May 6<sup>th</sup>. This will be mailed to residents along with the newsletter the week of May 18<sup>th</sup>.

4. C The Board discussed the e-mail directory currently being managed by Jeff Evans. Jeff mentioned the forwarding e-mails are acceptable with Jean Frasier; Social Committee Chair and changing the system was not needed. The Board considered having Michael Del Toro construct a new directory off of the Weatherstone web-site. Skip instructed Jeff to call Michael and thank him for his alternative solutions.

**4. NEW BUSINESS:**

4. A The Board reviewed the new pool security contract presented by Danielle Stewart of O’Hara Security. Danielle presented a brief summary of the schedule starting the weekend of May 16<sup>th</sup>. Based

on last years record, it was recommended by Skip and the rest of the Board to have O'Hara perform three (3) random daily patrols starting Friday, May 15<sup>th</sup> and continue throughout the month. It is the Board philosophy to insure residents that their asset along with their health and safety are being protected. Clay Shubin thanked Danielle and Scott for efforts and stated that it's the best investment the Board has ever made. O'Hara will resubmit their proposal to Jeff with the Board recommendations.

4. B Skip gave a brief summary of his conversation with Joe Cain of Colorado Property Care. Skip and Jeff met with Joe prior to the meeting and discussed current issues and reserve projects slated for this year. Those projects include: (1) mulch refresh program around the pool area and along Weathersfield Way and Stone Mt. Drive, (2) expanding irrigation and sod next to 10515 Weathersfield Way., (3) planting new trees along Stone Mountain Drive (east side) of the street and (4) the annual flower planting for both entrances. Joe will submit a proposal for all four projects which the Board will review and discuss at the next meeting. The Board agreed to enhance the Weathersfield entrance with additional flowers.

4. C The Board reviewed the three (3) proposals for staining and repairing common fence along Stone Mt. Drive and Weathersfield Way. This project is slated to begin in early June. The bids included pressure washing, scrape and staining on both sides (street and residential) of the fence. Gardner Painting was awarded the bid. Jeff will mail letters to those residents who will be affected by this project.

4. D **A motion was made by Clay Shubin and second by Patrick O'Keefe to accept Gardner Painting proposal. Motion approved.**

4. E The Board revisited the pool rules and discussed any additional changes. The Board agreed to include O'Hara Security emergency number and asked Jeff to get new signs made and installed before May 16th.

4. F Jeff told the board that the 17 straps that were torn off the tarp during the late April snow storm could be repaired for a nominal amount. This will be performed by Robbin's Pool Service. Jeff also mentioned that the pool drain covers were installed and is compliant with the Virginia Graeme Baker Act. Skip requested Jeff to assess the pool furniture and give the Board a count of damaged furniture. Jeff will get bids and present them at the next meeting

## 5. OPEN FORUM

5. A Jennifer Marquis announced her resignation from the Board stating that she was moving to California. Jennifer will remain on the Board until her house is sold or her replacement is found.

5. B The next Board meeting will be held at the Westridge Recreation Center on Wednesday, May 27, 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.