

**WEATHERSTONE HOMEOWNER ASSOCIATION  
COMMUNITY MEETING MINUTES**

May 27, 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 6:25 PM.

1. B Board members present were Skip Wehner; President; Clay Shubin, Vice President; Patrick O'Keefe; Vice President and Mark Berghoefer. Also present were Jeff Evans, Property Manager, Jean Fraser; Social Committee Chair and Scott Newman; O'Hara Security.

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

1. D **A motion was made by Clay Shubin and second by Mark Berghoefer to accept the April Meeting Minutes.**

**2. FINANCIALS:**

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

2. B The Board requested Brian to remove a resident's balance from the A/R ledger for a foreclosed property. The Board also agreed to cash in the upcoming CD and place it into reserves.

2. C **A motion was made by Clay Shubin and second by Mark Berghoefer to accept the April financials. Motion approved.**

**3. OLD BUSINESS:**

3. A The Board discussed the concerns about the community pool and the various activities that occurred during the opening weekend. Based on the Social Committee's report, it was determined by Clay Shubin and Skip Wehner to implement a new policy and procedure protocol for emergency situations. Skip asked Jeff Evans to implement a chain of command list and present it at the next Board meeting. Mr. Evans will continue to be the primary point of contact for opening day and other major events and situations, leaving O'Hara Security will act as a secondary support line. The Board also agreed to purchase an "open" and "close" signs for the gate and a dry erase board to post general information.

**4. NEW BUSINESS:**

4. A O'Hara Security provided an update on the first two weeks of the opening season. Mr. Newman reported that most of the young residents are compliant with the guest ratio policy, yet the number of unsupervised youth is creating an uncomfortable environment for the adults. Mr. Newman will continue

to inform residents their responsibilities for guests regarding lewd behavior, smoking and abusive language. Mr. Newman mentioned an incident involving a guest jumping off of the trellis and into the pool. Mr. Newman his continuing investigation of locating the resident sponsor for this incident. The Board discussed what disciplinary actions they have for towards residents who don't comply with the established rules. The Board asked Jeff to develop a discipline / suspension policy before the next meeting. The policy will include a loss of pool privileges for **one** month. The Board will continue to review and update the rules and regulations as they see fit in order to protect the association's asset. Several rules that will be reviewed at the next meeting will the number of guests for minor children and consequences for reckless and negligent behavior.

4. B The Board decided to table the current bid proposal from Gardner Painting for work around the pool and common picnic area. The Board will also discuss upcoming landscaping improvements and tree replacements at the June meeting.

## 5. OPEN FORUM

5. A The next Board meeting will be held at the Westridge Recreation Center on Wednesday, June 24, 2009 @ 6:30pm.

## 6. ADJOURNMENT

6. A With no further business pending, **Patrick O'Keefe moved to adjourn the meeting; Skip Wehner seconded the motion. The motion was approved,** and the meeting adjourned at 7:50 PM.