

**WEATHERSTONE HOMEOWNER ASSOCIATION
COMMUNITY MEETING MINUTES**

September 17, 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 6:34 PM.

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

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

1. D **A motion was made by Clay Shubin and second by Skip Wehner to accept the August Meeting Minutes.**

2. FINANCIALS:

2. A The Board will review the July and August financials submitted by Brian Sheppelman.

2. B **A motion was made by Clay Shubin and second by Mark Berghoefer to accept the July and August financials. Motion accepted.**

3. OLD BUSINESS:

3. A The Board agreed to table the reviewing of pool rules and violation policies until the October meeting.

4. NEW BUSINESS:

4. A The Board reviewed the Waste Management contracts provided by Jeff Evans. Both proposals included upgrading the recycling containers to 96 gallon bins. The cost associated with the upgrades would increase the monthly service charge nearly 70%. The Board requested additional information from Eagle Waste Management before a final decision could be approved. The Board tabled the discussion for the October meeting.

4. B Jeff Evans provided the Board with a preliminary 2010 budget to review. The preliminary numbers indicated no assessments increase. The Board is concern with future tree replacement expenditures and requested a separate line item. Being a replacement item, Jeff suggested increasing the reserve account rather than creating a separate line item. The Board agreed. The Board requested Brian Sheppelman to attend the October meeting to finalize the budget.

4. C The Board requested Scott Newman from O'Hara Security to attend the October meeting to discuss policies and procedures for the 2010 pool season. Jeff will provide additional information from other HOA communities regarding pool rules, age requirements and violation policies.

5. OPEN FORUM

5. A The next Board meeting will be held at the Westridge Recreation Center on Wednesday, October 28, 2009 @ 6:30pm.

6. ADJOURNMENT

6. A With no further business pending, **Clay Shubin moved to adjourn the meeting; Mark Berghoefer seconded the motion. The motion was approved,** and the meeting adjourned at 7:15 PM.