

WeaverRidge Master HOA

Annual Meeting

Tuesday, November 17, 2009

6:30 p.m.

Present: Steve Alfred – Estate	Bob Brophy -- Patio
George Curry – Estate	Greg Hasty – Patio
Rick Harvey – Estate	Toner Babovac -- Villa
Charlie Miller – Golfview	Chuck Couri -- Vista
Rick Renner – Golfview	Roger Perkins – Vista

Also present: Ulf Lindquister, Prasad Parapulli, Cynthia Wood, Bill Sharp, Larry Franzen, Keith Musselman, Vicky & Jim Gardner, Gene Cheng, Matt Maris, Rich Craig, Rick Harper, Antoinette & Ron Laverseur, Steve Gardner, Patrick Roesler, Joe Pruett, Glenda Curry, Richard Miller, Loren Zimmerman, and Steve Bishop.

I. Call to Order

Steve Alfred called the meeting to order at 6:30 p.m.

II. Minutes of October 20 Meeting

The minutes of the October 20 meeting were not available.

III. Financial Reports

A. October

Rick Renner distributed financial reports for the month of October and reviewed income, expenses, and balances for that month. He made corrections in the amount of CDs and interest, and noted that the estimated addition of \$20,000 to the Pool Reserve Account looks reliable at this point. Rick also reported that there would be continuing study of the adequacy of the Pool Reserve. On motion of Charlie Miller, seconded by Chuck Couri, the financial reports were approved.

B. 2010 Budget

Rick noted that the Board had preliminarily approved the proposed 2010 Budget at its October meeting, with an increase of \$700 for welcoming efforts, and that copies of that budget had been distributed to the community. No further comments from residents were received. It was moved

by Greg Hasty, seconded by Rick Renner, that the 2010 Budget be approved. The vote was unanimous.

IV. Pool Committee

Greg Hasty reported that bids for resurfacing the tennis court had been solicited from Aaron Points, who did the resurfacing work at the County Club of Peoria, with the hope that such project could be completed before the 2010 season. Matt Maris offered to assist. On motion of Greg Hasty, seconded by Chuck Couri, the report was approved.

V. Old Business

A. No Peddling Ordinance

Roger Perkins advised that he had not been able to locate a sign that had actually been installed under this ordinance. Brief discussion indicated a lack of interest in pursuing this matter.

B. Legal Issue on Dues, etc.

Steve Alfred reported that he had met with attorneys at the law firm of Westervelt Johnson Nicoll & Keller (of which Chuck Couri is a partner), but that no response had yet been received.

VI. New Business

Steve Alfred reported for information purposes that a lawsuit against the Trustees of the Estate Homeowners Association, growing out of the community election concerning the gate and streets last summer, had been filed by two residents of the Estate area, and that there was indication a second suit involving the same parties would also be filed on the same matter. Greg Hasty asked whether that would impact trustees of other areas, and was advised that it would not.

The meeting was adjourned at 7:15 p.m.

NEXT MEETING DATE

6:30 p.m., Tuesday, January 19, 2010

WeaverRidge Clubhouse