

WeaverRidge Master HOA

Tuesday, January 20, 2009

6:30 p.m.

Present: Greg Hasty – Patio Rick Renner – Golfview
Charlie Miller – Golfview Charles Couri – Vista
Roger Perkins – Vista Suja George – Villa
Jason Hauer – Villa Toner Babovac - Villa

Also: Bob Lueders

I. Call to Order

Charles Couri called the meeting to order at 6:35 p.m.

II. Minutes of November 18 Meeting

On motion of Greg Hasty, seconded by Charlie Miller, the minutes of the November 18 meeting were unanimously approved.

III. Financial Reports

A. November and December

Rick Renner distributed a financial report for November and December and reviewed income, expenses, and balances for those months. Copies of those financial reports are attached. On motion of Charlie Miller, seconded by Greg Hasty, the report was unanimously approved.

B. Certificates of Deposit

Rick recommended that the funds currently held in the bank accounts be invested in Certificates of Deposit. Rick recommended a 7 month CD in the amount of \$25,000 and a 12 month CD in the amount of \$50,000. On motion of Greg Hasty, seconded by Charlie Miller, the recommendation was unanimously approved.

IV Pool Committee

Bob Lueders advised the Board that Leslie Barton was not longer involved with the pool management. Jeni Couri has taken over Leslie's duties as they relate to the pool passes and database for the residents. Bob has confirmed that the backflow preventer on the pool equipment has been tested and by a licensed plumber and that the back flow preventer is functioning correctly. The results were sent to the Peoria County Health Department for the issuance of the

required certificate. Bob also advised the Board that the pool parking lot was to be sealcoated this year at an approximate cost of \$1,000. On motion of Rick Renner, seconded by Charlie Miller, the Pool Committee Report was unanimously approved.

V. Old Business

None.

VI. New Business

The Board discussed the security issues concerning the neighborhood and raised several ideas for implementing an enhanced security system in the neighborhood. The Neighborhood Watch Program will be investigated by Roger Perkins to determine its feasibility in our neighborhood.

The meeting was adjourned at 7:05 p.m. on the motion of Greg Hasty, seconded by Roger Perkins.

NEXT MEETING

6:30 p.m., Tuesday, March 17, 2009

WeaverRidge Clubhouse

WeaverRidge Master HOA

Tuesday, May 19, 2009

6:30 p.m.

Present: Steve Alfred – Estate	Hank Cassens - Golfview
Rick Harvey – Estate	Greg Hasty – Patio
Rick Renner – Golfview	Toner Babovac -- Villa
Charlie Miller – Golfview	Roger Perkins – Vista

Also present: Bob Lueders

I. Call to Order

Steve Alfred called the meeting to order at 6:35 p.m.

II. Minutes of January 20 Meeting

On motion of Greg Hasty, seconded by Roger Perkins, the minutes of the January 20 meeting were unanimously approved. The March 19 meeting did not have a quorum, so no business was conducted.

III. Trustee Elections

Estate: Rick Harvey was elected to succeed Prabhat Mittal.

Golfview: The election has not yet been held.

Patio: Greg Hasty and Bob Brophy were re-elected. The third position, last held by Ruth Anderson, remains vacant.

Villa: The seat held by Suja George is vacant.

Vista: Chuck Couri, Marty Hadank, and Roger Perkins remain in office.

IV. Financial Reports

A. January through April

Rick Renner distributed financial reports for the months of January through April and reviewed income, expenses, and balances for the month of April. He made corrections in income and accounts receivable, and noted that the Balance Sheet should not include any figures for the

Estate area. We are under budget at this point, but it is still very early in the year. On motion of Greg Hasty, seconded by Hank Cassens, the financial reports were approved. Copies of those financial reports are attached.

B. Investments

Rick also reported that 2 CDs had been purchased in January, one for \$25,000 for 7 months at 3.5%, due August 21, and one for \$50,000 for 12 months at 4.1%, due January 21, 2010. After discussion of acquiring additional CDs, it was moved by Greg Hasty, seconded by Rick Renner, that a CD for \$50,000 for 18 months be purchased; the motion was approved.

C. Chart of Accounts

Rick Renner has not yet prepared a revised chart of accounts for budget and bookkeeping purposes.

IV Pool Committee

A. Arrangements for Opening

Bob Lueders presented the report of the Pool Committee, a copy of which is attached. Bob stated that a gate mis-alignment problem had been fixed by him; the adult pool has been painted at a cost of \$3,944.20; the drain was modified to meet new requirements; the parking lot has been sealed and striped for a cost of approximately \$950; and that the depth markings and “no lifeguard” signs would be replaced. The WeaverRidge golf course crew will continue to maintain the grounds and Bobbie Parsons will continue to do the cleaning.

The usual flyer announcing pool opening and pool rules is being distributed. That notice also asks residents to call the Police Dept. if they observe improper activities at the pool.

B. New Computer

The old computer has been transferred from Leslie Barton’s residence to Jeni Couri’s. The servicing contractor, Allied, reported that Jeni would need a separate dedicated telephone line. Toner Babovac will pursue this matter with Jeni, but believes we will have to obtain the phone line. He will also pursue backing up our data.

As it is unlikely that the old computer can still be effectively serviced, Toner has been looking into acquiring a new one. He will next pursue Oberlander Electric for a quote.

V. Old Business

A. Neighborhood Security

Steve Alfred reported that we were unable to obtain the services of the Police Dept. crime prevention officer for a community presentation because of budget cutbacks by the City. Roger

Perkins will contact the Police Dept. to ascertain if there are crime prevention materials available that we could distribute.

VI. New Business

A. Nominating Committee

Steve Alfred stated that he had asked Bob Lueders to chair the nominating committee, with Jason Hauer and Charlie Miller as members. They are charged with the responsibility of presenting a slate of officers at the July meeting.

B. Outside Management

Steve reported that he had been contacted by a representative of a property management company that was interested in managing our association's affairs, and that he had asked Bob Lueders to contact that representative. Steve suggested the possibility, if not the likelihood, that the Association will in the relatively near future need such assistance. Extensive discussion followed, evidencing general agreement that we need to pursue the possibility of outside management.

The meeting was adjourned at 7:37 p.m.

NEXT MEETING DATE

6:30 p.m., Tuesday, July 21, 2009

WeaverRidge Clubhouse

POOL COMMITTEE REPORT MAY 18, 2009

The gate to the pool has been repaired, and is working properly. It will remain locked again this year except for emergency and maintenance work per health dept. request.

The adult pool has been painted and filling started today. If the weather holds the rest of this week, it will be ready to use on schedule Memorial Day weekend. In order to comply with the Virginia Graeme Baker Pool and Spa Act, the bottom drains in both pools have been modified. This will prevent a small child from being caught by the vacuum of water flowing through these drains.

The parking lots have been seal-coated and re-striped. This was completed early this month by Mike Johns at a cost of \$950.00.

Weaver Ridge personnel will provide lawn service this year, while bath house cleaning will once again be provided by Bobbie Parsons.

Notices regarding pool opening and rules has been distributed to all subdivision homes. As you may have read in the notice, we are asking neighbors to the pool and anyone else who sees it to call the police to report after hours swimming. We did this late in the season last year and it greatly reduced the vandalism at the pool.

The furniture cleaning work party that had been scheduled for last week was rained out, but Greg had previously moved all furniture out of the bath houses, and the heavy rains did a pretty good job of cleaning the furniture for us.

Bob Lueders, pool committee co-chairman

**Weaver Ridge Master HOA
Tuesday, July 21, 2009
6:30 PM**

Present: Steve Alfred – Estate
George Curry - Estate
Hank Cassens – Golfview
Greg Hasty – Patio (correction)
Rick Renner – Golfview
Roger Perkins – Vista
Charlie Miller – Golfview
Jason Hauer – Villa

Others Present: See Attached

I. Call to Order

Steve Alfred called the meeting to order at 6:40 p.m.

II. Minutes of the May 19 Meeting

On a motion from Hank Cassens, seconded by Greg Hasty, the minutes of the May 19 meeting were unanimously approved.

III. Trustee elections

Golfview: Hank Cassens was re-elected; Charlie Miller and Rick Renner will continue.
Patio: Pat Peterson will fill the vacancy.
Tall Grass: Brad Joseph, Jessica Schuver

IV. Nominating Committee

Jason Hauer presented the nominations for officers. On motion from Hank Cassens, seconded by Greg Hasty, the nominations were unanimously approved. The results were:

President- Steve Alfred
Vice President- Chuck Couri
Secretary- Jason Hauer
Treasurer- Rick Renner

V. Financial Report – May & June (correction)

Rick Renner distributed financial reports for May/June (correction) and reviewed income, expenses, and balances. We are under budget at this point. Expenses were due mainly to significant pool related bills. Steve said there have been several request for cards so there should be some pool card fee income from these requests. Estate dues should be

removed. The pool company has not been paid until recently, approx \$7000. Copies of the financial reports are attached. Rick will give detail on undeposited funds at the next meeting. Hank Cassens motioned to approve, seconded by Greg Hasty. The report was unanimously approved.

VI. Pool Committee Report

A. This report, a copy of which is attached, was given by Greg Hasty. Hank Cassens moved to approve, Roger Perkins seconded. The report was unanimously approved.

B. Steve reported that Toner Babovac has been studying whether to replace the current pool computer system, which is now located in Jeni Couri's home, with a new dedicated phone line. Toner believes we can make do with this computer and the service arrangement with Allied for the time being. Data can be backed up to a CD, but we need to make sure this is done on a regular basis.

VII. Old Business

A. Security Neighborhood

Peoria Police Detective Elizabeth Blair spoke to the HOA regarding burglaries in WeaverRidge. There have been two burglaries reported with jewelry involved in both cases. Det. Blair made several suggestions, including that we all know who belongs in our neighborhood and should report any strange persons or strange activities to the police. In addition, Det. Blair stated that all solicitors should be asked to exhibit their license from the City to solicit.

Steve Alfred suggested that a committee be formed to develop a packet for neighborhood security. George Curry volunteered to coordinate the effort.

If the HOA pursues a Neighborhood Watch program, Det. Blair noted that Steve Fairbanks is the head of this group for the City.

B. Outside Management

The concern here is that managing operations of the pool and other tasks cannot be done indefinitely by volunteers. In the beginning, and up until 2003, a management company (Coldwell Banker Devonshire Realty) managed the work. Rob Kirkpatrick and Dave Paskert (formerly with Coldwell Banker) spoke to the group and explained the type of management service their group would provide. This discussion will be continued at the September 15 meeting, and the community will be invited.

C. Signage at WeaverRidge Blvd. and Longmeadow.

The City replaced the Longmeadow sign, but the latter cannot do the crest for the WeaverRidge sign. Pioneer Signs & Lighting made all of the signs when the subdivision was built, including the crested signs. But they have not yet responded to repeated requests to replace the crested sign. Charlie Miller urged that we continue to seek a replacement for the crested sign.

VIII. New Business

Welcoming Materials

The Trustees need to have materials to distribute to new homeowners, particularly to direct them to our web site. George Curry volunteered to coordinate an effort to develop a packet for distribution to new homeowners.

The meeting was adjourned at 8:00 p.m.

NEXT MEETING DATE
6:30 P.M., Tuesday, September 15, 2009
WeaverRidge Clubhouse

POOL COMMITTEE REPORT – JULY 21, 2009

The lock on the gate to the pool has failed again. Investigation showed that if downward pressure is applied to the gate, it will spring the lock. Three quotes were received for repair. The lowest quote is to remove the hinges, reposition the gate, and then weld two new hinges in place. The low bid was from Bessler Welding for \$280. Until repairs are made, the gate has been chained and padlocked. The fire dept. (emergency rescue) has been given permission to cut the chain to get in for emergency purposes.

A new hot water tank for the showers and sinks was installed after the old one failed. Also the mixing valves under all four sinks were replaced. Two had failed and were preventing hot water from getting to the showers. All bills for this plumbing work have not been received yet, but the heater replacement itself was about \$800.

Pool use so far has been quite heavy this season. There has been several cases of mild vandalism reported; mainly floor and mirrors smeared with substances such as sun tan lotion, and missing rolls of toilet paper. Quite a few articles, including toys, floats, noodles, towels, and even swim suits have been left at the pool. They are placed in the storage receptacle just outside the door to the ladies shower. If they are not claimed in a week or two, we will wash them and donate them to Good Will.

We have also recently had an intruder in the pool both during and after swimming hours. A young mallard duck apparently believes the pool belongs to her, as she seems to enjoy swimming in the pool even when there are several adults and children in the water. I spent quite a while hosing down the concrete around the pool to remove the droppings, which are very loose and messy. We may have to attempt to catch it and remove it to a distant location.

In late June, the health department did their annual pool inspection. Except for a few minor violations which have been corrected (pool chemistry was off slightly, some depth signs were missing, a rope was

missing from one of the life preservers, a stuck flow meter) we were given a good report. Bob Lueders has a copy of the report, and it is available to anyone wishing to read it.

Greg Hasty

Bob Lueders

Pool Committee co-chairmen

Weaver Ridge Master HOA
Tuesday, September 15, 2009
6:30 PM

Present: Steve Alfred – Estate
Jason Hauer – Villa
Hank Cassens – Golfview
Rick Renner – Golfview
Roger Perkins – Vista
Charlie Miller – Golfview
Greg Hasty – Patio
George Curry – Estate
Brad Joseph - TallGrass

Attachments: Other attendee list
Pool replacement study
Financial Report
Pool Committee Report

I. Call to Order

Steve Alfred called the meeting to order at 6:30

II. Minutes of the July 21 Meeting

On a motion from Greg Hasty, seconded by Hank Cassens, the minutes of the July 21 meeting were unanimously approved.

III. Financial Report – July and August

A. Rick Renner distributed financial reports for July/August and reviewed income, expenses and balances. On a motion from Hank Cassens, seconded by Greg Hasty, the financial report was unanimously approved

B. Liens - property liens have been filed against 11 homeowners with unpaid dues.

C. Proposed Budget for 2010 – Rick Renner distributed a rough draft of the proposed budget. The 2009 budget to-date and the proposed 2010 budget were reviewed. The budget does not include any outside management services. The proposed budget will be updated before the next meeting on October 20. There was discussion about the replacement cost study of the pool and tennis courts. The estimated replacement cost is \$1.25 million. That study is attached.

IV. Pool Committee

This report, a copy which is attached, was given by Bob Lueders. Roger Perkins moved to approve, Greg Hasty seconded. The report was unanimously approved

V. Old Business

A. Outside management

The concern is that managing the current operations of the pool and other tasks cannot be done indefinitely by volunteers. In the beginning, Coldwell Banker Devonshire Realty served as property manager until 2004, when it chose to leave the business of property management and the agreement ended. The WRHOA searched for additional property managers at that time, but none were interested in managing the work. The last few years WRHOA has had very little interest from homeowners to participate. At a high level, the WRHOA needs participation from homeowners to be Trustees, serve on committees: finance, pool, nominating, etc. It was suggested that the WRHOA develop a list of duties and positions that need to be filled in order for homeowners to better understand the tasks at hand.

The budget for 2010 will include outside management cost. This is estimated at \$43 per property owner. The budget is approved by the WRHOA Board. If property owners have questions, they should be presented to their trustees.

Timeframe for a final decision on the matter should coincide with the 2010 budget approval. This will be at the November 2009 meeting of the WRHOA.

There is confusion among property owners concerning the WRHOA website. There are two parts of the web site, public and private. The public site has a list of all trustees and their contact information. The private site contains budget and financial details. The private site requires a log on id and password.

B. Welcoming Materials

George Curry discussed welcoming materials that are used by the Estates HOA, with the encouragement that the Trustees of the other individual associations modify it for use with their new residents. Steve Alfred suggested that we include the URLs of both WeaverRidge Golf Club and the Homeowner's websites, and correct Toner's e-mail address.

There will be an insert placed in the yearly dues mailing to request that homeowners provide updated email information.

VI. New Business

There was no new business

Meeting was adjourned at 7:58 p.m.

Next Meeting Date
6:30 P.M., Tuesday, October 20, 2009
WeaverRidge Clubhouse

POOL COMMITTEE REPORT SEPT 15, 2009

The pool closed as planned after a successful season the day after Labor Day. We are in process of winterizing the pool at this time. During the season, the parking lots were seal coated, the hot water heater for the bathhouses was replaced, as were several water valves under the sinks. Also the Mallard duck that tried to establish a home at the pool apparently decided to relocate and was never seen again.

Projects either underway or planned before winter sets in include the removal of some of the washed in dirt from the rocks in front of the pool, repairing the concrete around the gate and the posts between the pools, caulking some of the cracks in the concrete around the pool, and securing the gate entrance to the pool with a padlock.

Contracts have either been extended or negotiated for next season in the following areas:

1 – Lawn mowing; Price will be reduced from \$75 per mow to \$45 per mow.

2 – Bathhouse cleaning; Price will remain the same as this year at \$50 per cleaning three times per week. Bobbi Parsons did an excellent job this season and has agreed to continue at the same price.

3 – Pool start up maintenance and closing, The Aquatech contract was negotiated last year for 2009 and to continue through the 2010 season for the same price.

Our thanks are extended to members of the pool committee and other homeowners who helped with various projects through the season.

Greg Hasty, and Bob Lueders, pool committee co-chairmen

POOL LIFE CYCLE COSTS

ALL FIGURES ARE IN 2008 DOLLARS

ELEMENT	USEFUL LIFE	REMAINING LIFE	EST. REPL. COST	PERIOD MAINT. COST
BABY POOL	IND.	VAR	\$200,000	\$1500/3yr a
MAIN POOL	IND.	VAR	\$800,000	\$4000/3yr a
OUTDOOR LIGHTING	IND.		\$14,000	\$400/3yr b
FENCING	IND.			
POOL FURNITURE	VAR.	VAR		see note c
CONCRETE DECK	IND.			\$1200/3yr d
BATH HOUSE	IND.		\$90,000	\$2000/3yr a
ROOF	25 yr	15 yr	\$8000	
SINKS TOILETS ETC	20 yr	10 yr	\$2000	
LIGHTING FIXTURES	20 yr	10 yr	\$700	\$20/yr b
PUMPS	10 yr	1 yr	\$4000	
FILTERS	10 yr	1 yr	\$4000	
HEATERS	10 yr	10 yr	\$10,000	
CHLORINATORS	10yr	1yr	\$1000	
PIPING	VAR.			\$600/yr
TENNIS COURT SURFACE	10 yr	0 yr		
TENNIS COURT NET	5 yr	5 yr	\$200	

TENNIS COURT FENCE	30 yr	20 yr	
PARKING LOT	IND.		\$1,000/3yr e

NOTES

a = painting

b = light bulbs

c = Chairs and lounges are manufactured by Tropitone. Chairs cost \$200 each, and lounges are \$400 each. Currently, all are in good condition, but they should be inspected each year and replaced as needed...I can find no firm that will restrap them.

d = crack repair

e = Parking lot should be sealcoated about every 3 years. Sealcoating, crack filling, and restriping is estimated at \$1,000.

Life of the two pools depends on maintenance. If cracks in the concrete around the pools are not repaired and filled, water will seep into the cracks and freeze. This will put pressure on the walls of the pools and cause them to collapse, resulting in at least major pool repair cost, or at worst, total pool replacement. Also, the pools themselves must be checked for cracks, or chipped concrete, and painted periodically.

All cost estimates are in 2008 dollars, and must be inflated for future years.

No estimate is given for the life of, or replacement of, any underground piping.

Many of these costs are “Best Guess Figures” and may have low reliability. They should be adjusted as better information becomes available.

Bob Lueders

Others Present:

Loren Zimmerman, W.F. Maurer, Jane Boswell, Steve Goetz, Joe Waugh, Steve & Barb Rump, Cynthia Wood, Brian & Elaine Hockridge, Paul Dudiak, Steve Gardner, Keith & Mary Musselman, Dan Karpowicz, Antoinette Lavoisseur, Larry Franzen, Joe Kottoor, Dave Peterson, Prasad Ravi, Joseph Avenghat, Devendra & Nita Trivedi, Mike Stratton, Stephanie Hunziker, Cinda Bigger, Pat & Tammie Reisler, Sean Koors, Tom Douglass, Steve Schlachtrip, Steve Prager, Ed Meints, Rob Kirkpatrick, Vicky & Jim Gardner, Curt Wegener, Bob Swank, Joe Pruett, Bill & Kathy Brennan, Steve Bishop

Weaver Ridge Master HOA
Tuesday, October 20, 2009
6:30 PM

Present: Steve Alfred – Estate
Jason Hauer – Villa
Chuck Couri - Vista
Rick Renner – Golfview
Roger Perkins – Vista
Charlie Miller – Golfview
Greg Hasty – Patio
Toner Babovac – Villa
Brad Joseph – Tall Grass
Pat Peterson - Patio

Attachments: Full attendee list

I. Call to Order

Steve Alfred called the meeting to order at 6:32.

II. Minutes of the September 15 Meeting

On a motion from Greg Hasty, seconded by Rick Renner, the minutes of the September 15 meeting were unanimously approved.

III. Financial Report – September

A. Rick Renner distributed financial reports for September and reviewed income, expenses and balances. On a motion from Roger Perkins, seconded by Greg Hasty, the financial report was unanimously approved.

B. Lien Problems - there is ambiguity in the HOA covenants for the Bennett Villas area. Until that is clarified, Bennett Villas dues are not included in the 2010 budget. Outside counsel has been retained to address the issue of dues obligations. There is also an issue regarding insurance of the Master HOA trustees. Three thousand six hundred dollars needs to be allocated in order to retain an attorney. Greg Hasty, made a motion to retain an attorney and allocate money, seconded by Roger Perkins, the motion was unanimously approved.

In response from the audience, Steve addressed the issue of the cost to put liens on the property of delinquent due payers. Steve files the liens for free.

If additional items need financial allocation, it should be presented to the finance committee.

C. 2010 budget – The purpose of tonight’s meeting is to approve or not approve an additional fifty dollars per property owner to retain Chase Management Co in 2010. On a motion from Greg Hasty, seconded by Toner Babovac, it was unanimously decided not to hire a management company. The final approval of the 2010 budget will be addressed at the November 17, 2009 meeting.

On a motion from Greg Hasty, seconded by Roger Perkins, the 2010 budget will not include a \$50 increase in dues. The motion was unanimously approved.

The Board will get the budget out to the community by Oct 30, 2009.

The budget will also be posted on the website.

IV. Pool Committee Report

Bob Lueders provided the pool report. The pool and tennis courts are closed for the year. On motion from Toner Babovac, seconded by Greg Hasty, the report was unanimously approved.

V. Old Business

- a. Welcoming Materials – Tony Lavasseur is working on this

VI. New Business

- a. No peddling ordinance – Roger Perkins presented the no peddling ordinance. The Subdivision would need to place a sign. Roger is going to investigate the size and cost of the sign.

On a motion from Greg Hasty, seconded by Chuck Couri meeting was adjourned at 7:41 p.m.

Next Meeting Date
6:30 P.M., Tuesday, November 17, 2009
WeaverRidge Clubhouse

Loren Zimmerman, Jim Gardner, Cinda Bigger, Bill Maurer, Randy Gerdt, Antoinette Levasseur, Ron Zimmerman, Eric Glow, Ron Levasseur, Tom Wyard, Sheila Christophorou , Joe Pruett, Jim Carballido, Keith Musselman, Steve Bishop