

**Weaver Ridge Master HOA**  
**Tuesday, March 16, 2010**  
**6:30 PM**

Present:

Present: Jason Hauer – Villa  
Chuck Couri - Vista  
Roger Perkins – Vista  
Charlie Miller – Golfview  
Greg Hasty – Patio  
Loren Zimmerman – Patio  
Rick Renner - Golfview

Attachments: Full attendee list

I. Call to Order

Chuck Couri called the meeting to order at 6:40

II. Minutes of the October 20 & November 17 Meeting

On a motion from Greg Hasty, seconded by Loren Zimmerman, the minutes of the November 17 meeting were unanimously approved.

III. Financial Report – November 2009 – February 2010

A. Rick Renner distributed financial reports and reviewed income, expenses and balances. On a motion from Loren Zimmerman, seconded by Rick Renner, the financial report was unanimously approved.

IV. Pool Committee Report

Bob Lueders provided the pool report. The resurfacing of the tennis court was reviewed. The pool is scheduled to open Memorial Day. Pool committee workday is to be scheduled in April. On motion from Greg Hasty, seconded by Rick Renner, the report was unanimously approved.

V. Old Business

- a. Lot 309 dues – Jack Bennett, the developer, has agreed to proceed in the filing of the necessary documents to be included in the HOA's. Associated Bank has paid the dues when selling lots. Chuck is going to determine who has paid and who has not paid dues in Tall Grass.

VI. New Business

- a. Election of new trustees will occur in April.
- b. Mail Boxes - the post type and mailbox is mandated by the covenances. Charlie Miller and Jason Hauer to work on this jointly. A mention of where to purchase mail box supplies will be included in a neighborhood routing.

There was discussion regarding unsecure wireless networks in the neighborhood. People need to be sure to have the wireless routers secured.

Assessed values have been reduced on some properties in the neighborhood. It was suggested that neighborhood coordinate an effort to have properties reassessed.

On a motion from Rick Renner, seconded by Greg Hasty, the meeting was adjourned at 7:14 p.m.

Next Meeting Date  
6:30 P.M., Tuesday, May 18, 2010  
WeaverRidge Clubhouse

## POOL COMMITTEE REPORT

MARCH 16, 2010

On Feb 25, 2010, the contract to repaint the tennis courts was released to Tennis Services of Iowa for \$3,950.00. Dan Treiber, owner said the work would probably be done in July. A notice will be placed on the entrance to the court a few days before he comes, and the gate will be secured for whatever time it takes for the finish to set up.

We will be verifying the contracts for all pool services in April and will put out a notice to all Association members sometime in early May with the goal of opening the pool Memorial Day weekend as usual.

We will have a pool committee work session at the pool sometime in April to replant some Sedum in front of the pool house and do general pruning and trimming of bushes and shrubbery. And a week before opening we will probably have another work party to get the bath houses and pool furniture cleaned and in place.

In an attempt to repair the broken concrete round the gate and fence to the baby pool, it was noticed that one of the posts supporting the gate was rusted through. If the concrete patch does not hold this post in place, we will have to call a fence company to replace that post.

Greg Hasty,  
Bob Lueders,  
Pool committee co-chairmen

**Minutes of the Regular October Meeting  
of  
WeaverRidge Master HOA  
Tuesday, October 19, 2010**

**Approved 11/16/10**

**I. Call to Order**

President Gardner called the meeting to order at 6:33 PM. The Secretary was present.

**II. Minutes of September 21, 2010 Meeting**

The Minutes of the September 21, 2010 meeting were approved as corrected. Mr. Hasty moved that "attendance at the meeting should be included in the minutes, and the minutes should include the second on all motions." The motion was seconded by Mr. Couri and passed unanimously. (Secretary's note: Robert's Rules of Order do not require that the second be recorded, unless so ordered by the assembly.)

**III. Pool Committee Report**

Mr. Lueders presented the Pool Committee Report (attached). Mr. Lueders added the following item to the report. "He is getting estimates for providing a slip resistant finish on the Bathhouse floors. That cost will be approximately \$4,000.00." Mr. Renner moved to approve the report. The motion was seconded by Mr. Brophy, and passed unanimously.

**IV. Financial Report**

Discussion was held regarding unpaid dues for 2010. Mr. Renner presented the draft 2011 budget (attached). He advised that the insurance and pool budget line items will need to be adjusted. Discussion was held regarding the dues amount. Mr. Hasty moved that "the draft 2011 budget as corrected be presented to the membership at the November Meeting, including setting the dues at \$225.00 per residence." Motion was seconded by Mr. Babovac. The motion passed unanimously.

**V. Old Business**

**A. Trustees for Villa HOA**

Discussion was held regarding the lack of representation on the Master HOA from Villa HOA. Mr. Babovac agreed to ask each homeowner in Villa if they would be willing to represent the Villa HOA on the Master HOA Board.

## **B. Website**

Discussion was held regarding management of membership passwords for the website. Mr. Matt Allen of Oak Point Technologies, Inc. currently assists in management of the website. Mr. Babovac agreed to contact Mr. Allen and ask him to take control of membership passwords and other website administration currently handled by Mr. Babovac. He will ask him if the website can be set up to allow automatic reset of usernames and passwords.

## **VI. New Business**

### **A. Burnt Out Street Light Bulbs on Weaver Ridge Blvd.**

Discussion was held regarding burnt out street light bulbs along Weaver Ridge Blvd. Mr. Couri moved that “the Master HOA pay to replace two of the bulbs this year at 100% of the cost, and revisit the issue next year.” The motion was seconded by Mr. Hasty and passed unanimously.

### **B. Distribution of Annual Meeting Notice and 2011 Budget**

Discussion was held regarding the distribution of the annual Master HOA meeting notice and the 2011 budget. It was agreed that the President would provide copies of the notice and budget to a Trustee in each HOA, and each of these Trustees would distribute them to the members of their individual HOA. It was noted that this distribution must be accomplished at least two weeks prior to the November meeting of the Master HOA Board.

### **C. Membership Directory**

Discussion was held regarding collection an up to date database of Association members, including phone numbers and email addresses, for the purpose of developing a Membership Directory. It was agreed that this should be accomplished by distributing an information sheet with the next dues notice. President Gardner agreed to present a draft of this information sheet at the next Board meeting.

### **D. Bylaws Amendment – Quorum Requirements**

Discussion was held regarding the quorum required in the By-Laws for conducting the business of the Master HOA.

Mr. Hasty moved that “Article 11 of the By-Laws be revised to establish that six voting members of the Master HOA Board shall constitute a quorum for conducting business, and that Article 12 be added to the By-Laws stating that the Pool Chairman has a vote on the Board, whether he or she is an elected Trustee or not. If the Pool Chairman is an elected Trustee of the Master HOA Board, the quorum for conducting business shall be five voting members of the Master HOA Board.”

Mr. Couri seconded the motion. The motion did **not** pass.

Mr. Bishop moved that “Article 11 of the By-Laws should be revised to establish that six voting members of the Master HOA Board shall constitute a quorum for conducting business.”

The motion was seconded by Mr. Babovac, and all Board members present voted in agreement with the motion. Since the amendment of the By-Laws requires a three-fourths vote of the Association Board, President Gardner agreed to send the Motion to the absent Board members via email to obtain their vote on the motion. The results of the vote will be recorded at the next Board meeting.

The meeting was adjourned at 7:45 PM.

Steven E. Bishop  
Secretary

Attachments:

Attendance List  
Pool Committee Report  
Draft 2011 Budget

**ANNUAL MEETING**  
Tuesday, November 16, 2010  
6:30 PM  
At the WeaverRidge Clubhouse

WR HOA Mtg 10/19/10

<u>Attendee</u>	<u>Trustee (Y/N)</u>	<u>HOA</u>
Steve Bishop	Y	Golfview
Bob Luedders	N	Vista
N. A. Hasty	Y	Patio
CHARLES COOK	Y	VISTA
WILLIAM F MAUREL	N	VILLA
Sandra Adkins	N	<del>Vista</del> Villa
Bob Bryson	Y	Patio
Heidi Messinger	N	GOLFVIEW
BRIAN HOCKERIDGE	N	VISTA
Arbuthnot Hoan	N	Estate
Ron Hoassen	N	Estate
Charlie Miller	N	GOLFVIEW
Randy Gerdt	N	Vista
Rick Remen	Y	Golfview
Vicky Gardner	Y	estate
Toner Babovae	Y	Villa
Dorothy Bertschy		<u>Estate</u>

## **POOL COMMITTEE REPORT OCT. 19, 2010**

**The pool closed the 2010 season after Labor Day with a very successful season with no breakdowns or other unanticipated expenses except that the water line used to fill the pool began depositing sand into the pool. Aquatech suspected it might be a broken pipe under the concrete, so they used the water hose attached to the spigot under the drinking fountain to fill the pool. This took longer to fill the pool, but it worked. The pool water has been reduced to winter level and antifreeze added. All plumbing systems have been winterized and pool furniture has been moved into the bathhouses.**

**For the last several winters, the Weaver Ridge Golf Course has used our pool parking lots to store the sand they use to refurbish their sand traps. We have had to do some cleanup of stray sand after they finished. This year the amount of sand they left behind was unacceptable, and with approval of the Board, the attached letter was sent to the Club House. In late Sept. or early Oct. I received a phone call from a very embarrassed grounds manager (Dave Likes) with a message from Jerry Weaver stating that Jerry said if they could not use our parking lot to store sand, then we could no longer walk on his golf course paths. I told Dave I did not see where the two items were related, and that if Jerry wanted to restrict access to his golf carts paths, that is up to him. I also said I would talk with a few residents to get their feelings and let him know if anything changed. No one disagreed with my letter requesting them to refrain from dumping sand in our lots, so I informed Dave to tell Jerry the letter stands as written, and if Jerry wanted to discuss this with me, I would be happy to do so.**

**Bids are being received at this time for next year's operations, and so far the only price increases appear to be for materials and supplies. The 2011 pool budget will be submitted to the treasurer at the October meeting**

**Plastic strapping to repair the lounges and chairs will be purchased this year and we will try to get them repaired before next season.**

**Kelley Ironworks has recently purchased an electrostatic paint system and hope to have it in operation soon. They estimate our pool fence (approx. 450-500 feet) will cost about \$10 per lineal foot. If money is available in the 2011 budget, we will proceed to get a firm bid this winter for Spring painting.**

**Pool inventory taken after the pool closed indicate one of our small tables is missing. We are down from 10 to 9. We do not plan on replacing it at this time.**

**Respectfully submitted,**

**Bob Lueders  
Greg Hasty  
Pool Committee**

# WEAVERRIDGE HOMEOWNERS ASSOCIATION

August 14, 2010

Weaverridge Golf Club  
5100 N. Weaverridge Blvd  
Peoria, IL 61615

Dear Sir,

The Weaverridge Homeowners Association has authorized me to request that you please discontinue the use of the swimming pool parking lot for storage of sand for your golf course. The parking lot was not completely cleaned up this year or last year after you removed the sand, and a residue still remains on the surface of both lots, in the grass and in the rocks around the lot. Also we have had to pay to have a sprinkler head repaired each year because it was fouled with the sand. The sand also washed into the storm sewer that drains into the rock area in front of the pool and required much labor on our part to remove it, both from the storm sewer and the rocks.

Last year several homeowners cleaned both parking lots and removed some of the sand from the grass and rocks. This year it is much worse. In mid May, I asked Mr. David Likes to meet me in the parking lot and we discussed the problem. He agreed to have it cleaned up. This was not done, and the lots have remained in a less than desirable condition throughout the swimming season.

If you would like to discuss this with us, I can be reached at 692-8076.

Very truly yours,

Robert Lueders  
Co-Chairman  
Weaverridge Swimming Pool

cc - Charles Couri - Vice President Homeowners Association  
Greg Hasty - Co-Chairman Swimming Pool  
Vicky Gardner

Weaver Ridge 2011 Proposed Budget

	2009 Actual	2010 Budget	Jan - Sept 10	Oct - Dec Est 10	Total 2010 Anticipated	2011 Budget
<b>Income</b>						
Dues	88,620.00	87,525.00	87,039.00	1,800.00	88,839.00	87,525.00
Pool Card Fees	160.00	300.00	220.00	0.00	220.00	300.00
Interest	2,153.64	1,500.00	470.55	1,200.00	1,670.55	1,200.00
Golfview Ins Reimbsmt		0.00	0.00	0.00	0.00	0.00
Late Fees	771.00	0.00	845.00	0.00	845.00	0.00
<b>Total Income</b>	<b>91,704.64</b>	<b>89,325.00</b>	<b>88,574.55</b>	<b>3,000.00</b>	<b>91,574.55</b>	<b>89,025.00</b>
<b>Expense</b>						
<b>2010 General Expense</b>						
Blvd Electric	551.53	1,050.00	835.53	-225.00	610.53	700.00
Blvd Maintenance	4,359.50	4,800.00	0.00	4,600.00	4,600.00	4,800.00
Insurance	1,441.33	1,500.00	1,132.13	1,600.00	2,732.13	2,800.00
Legal & Accounting	0.00	3,600.00	0.00	0.00	0.00	1,000.00
Meeting Room Rental	525.00	600.00	0.00	525.00	525.00	600.00
Office Supplies & Postage	1,575.82	1,650.00	189.24	260.00	449.24	1,250.00
Welcoming committee		700.00				700.00
Recordkeeping Services	2,700.00	2,700.00	2,250.00	450.00	2,700.00	2,700.00
Taxes	557.00	600.00	833.00	0.00	833.00	900.00
Web Site	730.00	730.00	0.00	730.00	730.00	750.00
<b>Total General Expense</b>	<b>12,440.18</b>	<b>17,930.00</b>	<b>5,239.90</b>	<b>7,940.00</b>	<b>13,179.90</b>	<b>16,200.00</b>
<b>Pool &amp; Tennis Court</b>						
Building Repair & Maintenance	1,942.00	3,500.00	378.70	4,000.00	4,378.70	3,500.00
Pool repairs & maintenance	11,203.80	4,450.00	1,513.83	3,000.00	4,513.83	4,500.00
Pool Cards/Entry System	0.00	500.00	0.00	0.00	0.00	500.00
Chemicals & Supplies	6,242.91	6,500.00	6,304.25	2,500.00	8,804.25	9,000.00
Contract Maintenance	8,481.25	11,000.00	4,050.00	3,150.00	7,200.00	8,000.00
Grounds maintenance	2,526.08	2,000.00	360.00	3,000.00	3,360.00	3,500.00
Insurance	3,568.30	3,600.00	3,600.00	0.00	3,600.00	3,600.00
Management Services	2,400.00	3,000.00	1,800.00	600.00	2,400.00	2,600.00
Property Taxes	7,650.32	8,000.00	7,963.94	0.00	7,963.94	8,400.00
Electric & Gas	4,673.52	5,500.00	3,512.59	300.00	3,812.59	4,500.00
Telephone	1,360.80	1,400.00	989.30	300.00	1,289.30	1,400.00
Water & Sewer	2,081.98	1,900.00	1,846.12	565.00	2,411.12	2,500.00
<b>Total Pool &amp; Tennis Court</b>	<b>52,130.96</b>	<b>51,350.00</b>	<b>32,318.73</b>	<b>17,415.00</b>	<b>49,733.73</b>	<b>52,000.00</b>
<b>Total Expense</b>	<b>64,571.14</b>	<b>69,280.00</b>	<b>37,558.63</b>	<b>25,355.00</b>	<b>62,913.63</b>	<b>68,200.00</b>
<b>Net income before replacement fur Addition to Pool Replacement Fun</b>	<b>27,133.50</b>	<b>20,045.00</b>	<b>51,015.92</b>	<b>-22,355.00</b>	<b>28,660.92</b>	<b>20,825.00</b>
<b>Net income</b>	<b>0.00</b>	<b>0.00</b>	<b>51,015.92</b>	<b>-22,355.00</b>	<b>28,660.92</b>	<b>0.00</b>

**Minutes of the Annual Meeting  
of  
WeaverRidge Master HOA  
Tuesday, November 16, 2010**

*Approved 1/18/11*

**I. Call to Order**

President Gardner called the meeting to order at 6:38 PM. The Secretary was present.

**II. Minutes of October 19, 2010 Meeting**

Mr. Hasty moved that the Minutes of the October 19, 2010 meeting be approved as written. The motion was seconded by John Maddox, and passed unanimously.

**III. Pool Committee Report**

Mr. Hasty presented the Pool Committee report. A non-slip coating will be applied to the floors in the Bathhouse prior to opening for the season next year. The funding for this was previously approved by the Board. The fence needs to be painted, and the Board will need to make a decision on whether to do it next year. Mr. Hasty moved to approve the report. The motion was seconded by Vice President Couri, and passed unanimously.

**IV. Financial Report**

Discussion was held regarding those lots for which the dues for last year have not been paid. It was noted that Associated Bank paid the dues that were in arrears for the lots they own. Mr. Hasty moved that a lien be filed on all lots for which the dues for last year remain unpaid. The motion was seconded by Mr. Brophy, and passed unanimously.

In the absence of Treasurer Renner, Vice President Couri presented the revised draft 2011 budget, revised in accordance with the direction provided at the previous Board meeting. The proposed dues amount is \$225.00 per lot. Mr. Hasty moved that the revised draft 2011 budget and dues amount of \$225.00 be approved. The motion was seconded by Ms. Halliday. The motion passed unanimously.

**V. Old Business**

**A. Bylaws Amendment**

Discussion was held regarding the definition of "The Association Board." Following that discussion, President Gardner advised that the motion made by Mr. Bishop at the previous meeting that "Article 11 of the By-Laws should be revised to establish that six

voting members of the Master HOA Board shall constitute a quorum for conducting business,” and seconded by Mr. Babovac, was passed by email vote of the Board.

### **B. Informational Sheet**

Discussion was held regarding a draft Information Sheet presented by President Gardner. The purpose of this document is to help develop a directory of the WeaverRidge Master Homeowners Association. The Information Sheet is to be distributed with the 2011 dues notice. Mr. Hasty moved to approve the Information Sheet as corrected. The motion was seconded by Ms. Halliday, and passed unanimously.

### **VI. New Business**

No new business was conducted.

The meeting was adjourned at 7:01 PM.

Steven E. Bishop  
Secretary

#### Attachments:

Attendance List  
Approved 2011 Budget

**NEXT MEETING**  
Tuesday, January 18, 2010  
6:30 PM  
At the WeaverRidge Clubhouse

WEAVERRIDGE MASTER HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
NOVEMBER 16, 2010

ATTENDANCE LIST

<u>ATTENDEE</u>	<u>TRUSTEE (Y/N)</u>	<u>ASSOCIATION</u>
1. Steve Biskop	Y	Golfview
2. N.A. Hasty	Y	Patio
3. <u>R. J. Duffin</u>	Y	" "
4. Keith Musselman	N	GOLF VIEW
5. BRAD JOSEPH	Y	Tallgrass
6. John Magdox	Y	Vista
7. Charles Cucci	Y	VISTA
8. Jim Gredner	N	Estate
9. Mari Halliday	Y	Estate
10. Vicki Gardner	Y	Estate
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		

Approved 11/16/10

Weaver Ridge 2011 ~~Proposal~~ Budget

	2009 Actual	2010 Budget	Jan - Sept 10	Oct - Dec Est 10	Total 2010 Anticipated	2011 Budget
<b>Income</b>						
Dues	68,620.00	87,525.00	87,039.00	1,800.00	88,839.00	87,525.00
Pool Card Fees	160.00	300.00	220.00	0.00	220.00	300.00
Interest	2,153.64	1,500.00	470.55	1,200.00	1,670.55	1,200.00
Golfview ins Reimbsmt		0.00	0.00	0.00	0.00	0.00
Late Fees	771.00	0.00	845.00	0.00	845.00	0.00
<b>Total Income</b>	<b>91,704.64</b>	<b>89,325.00</b>	<b>88,574.55</b>	<b>3,000.00</b>	<b>91,574.55</b>	<b>89,025.00</b>
<b>Expense</b>						
<b>2010 General Expense</b>						
Blvd Electric	551.53	1,050.00	835.53	-225.00	610.53	700.00
Blvd Maintenance	4,359.50	4,800.00	0.00	4,600.00	4,600.00	4,800.00
Insurance	1,441.33	1,500.00	1,132.13	1,600.00	2,732.13	1,500.00
Legal & Accounting	0.00	3,600.00	0.00	0.00	0.00	1,000.00
Meeting Room Rental	525.00	600.00	0.00	525.00	525.00	600.00
Office Supplies & Postage	1,575.82	1,850.00	189.24	260.00	449.24	1,250.00
Welcoming committee		700.00				700.00
Recordkeeping Services	2,700.00	2,700.00	2,250.00	450.00	2,700.00	2,700.00
Taxes	557.00	600.00	833.00	0.00	833.00	900.00
Web Site	730.00	730.00	0.00	730.00	730.00	850.00
<b>Total General Expense</b>	<b>12,440.18</b>	<b>17,930.00</b>	<b>5,239.90</b>	<b>7,940.00</b>	<b>13,179.90</b>	<b>15,000.00</b>
<b>Pool &amp; Tennis Court</b>						
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Pool repairs & maintenance	11,203.80	4,450.00	1,513.83	3,000.00	4,513.83	9,000.00
Pool Cards/Entry System	0.00	500.00	0.00	0.00	0.00	500.00
Chemicals & Supplies	6,242.91	6,500.00	6,304.25	2,500.00	8,804.25	9,000.00
Contract Maintenance	8,481.25	11,000.00	4,050.00	3,150.00	7,200.00	9,000.00
Grounds maintenance	2,526.08	2,000.00	360.00	3,000.00	3,360.00	4,000.00
Insurance	3,568.30	3,600.00	3,600.00	0.00	3,600.00	3,600.00
Management Services	2,400.00	3,000.00	1,800.00	600.00	2,400.00	2,600.00
Property Taxes	7,650.32	8,000.00	7,963.94	0.00	7,963.94	8,400.00
Electric & Gas	4,673.52	5,500.00	3,512.59	300.00	3,812.59	4,500.00
Telephone	1,360.80	1,400.00	989.30	300.00	1,289.30	1,400.00
Water & Sewer	2,081.98	1,900.00	1,846.12	565.00	2,411.12	2,500.00
<b>Total Pool &amp; Tennis Court</b>	<b>52,130.86</b>	<b>51,350.00</b>	<b>32,318.73</b>	<b>17,415.00</b>	<b>49,733.73</b>	<b>58,000.00</b>
<b>Total Expense</b>	<b>64,571.14</b>	<b>69,280.00</b>	<b>37,558.63</b>	<b>25,355.00</b>	<b>62,913.63</b>	<b>73,000.00</b>
Net Income before replacement fur	27,133.50	20,045.00	51,015.92	-22,355.00	28,660.92	16,025.00
Addition to Pool Replacement Fun	27,133.50	20,045.00				16,025.00
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>51,015.92</b>	<b>-22,355.00</b>	<b>28,660.92</b>	<b>0.00</b>