

## **WEATHERLY BAY HOMEOWNERS ASSOCIATION (Draft)**

### **Minutes of the Regular Meeting of the Weatherly Bay Homeowners Association held on January 19, 2021 via zoom call.**

#### **CALL TO ORDER**

Management called the General Meeting of the Weatherly Bay Homeowners Association to order at 7:02 P.M.

#### **BOARD MEMBERS PRESENT:**

- Ted Lewis - President
- Terry Izell – Vice President
- Maury Loomis – Member at Large
- Tim Ngyuen - Treasurer
- Jeffrey Mahaffey - Secretary

#### **REPRESENTING LORDON MANAGEMENT:**

- Brittany Contreras – Property Manager

#### **HOMEOWNERS PRESENT:**

- 3941 Aladdin – Mary Kay Pinkston
- 4069 Aladdin – Leslie Kantor – Requested additional information about the sewer line replacement plan for the community, and requested any updates relating to the dock replacement project.
- 4081 Aladdin - Tammy and John Madson - Present to discuss their pending sewer line reimbursement request.
- 4061 Warner – Terry Sweem – Present and discussed his concerns with not having access to any and all agendas. Requested that they be available to him on the website. Requested an outline of old and new business from the Board of Directors.
- 4034 Aladdin – Virginia Izell

#### **ORGANIZATIONAL MEETING:**

Terry Izell motioned to appoint Jeffrey Mahaffey and Tim Ngyuen as members of the 2021 Board, and was seconded by Ted Lewis; with all in favor the motion was carried 3-0. Terry Izell nominated Ted Lewis as President and was seconded by Jeffrey Mahaffey; with all in favor motion carried 5-0. Terry Izell nominated himself for Vice President and was seconded by Ted Lewis; with all in favor the motion was carried 5-0. Jeffrey Mahaffey nominated Tim Ngyuen as Treasurer and was seconded by Ted Lewis; with all in favor the motion carried 5-0. Terry Izell nominated Maury Loomis as Member at Large and was seconded by Ted Lewis; with all in favor the motion carried 5-0. Jeffrey Mahaffey nominated himself for Secretary and was seconded by Ted Lewis; with all in favor the motion carried 5-0.

#### **SECRETARY'S REPORT (MINUTES)**

The Minutes of the December 15, 2020 general meeting of the Board of Directors were presented. It was reviewed and a motion was made and seconded, with all in favor motion was carried 5-0.

#### **TREASURER'S REPORT (FINANCIALS)**

The Financial Statements for December 31, 2020 were included in the monthly management packet. The Financial statements were reviewed by the Board, and with all in favor, the motion to approve was carried 5-0.

#### **BID REVIEW**

- **Owens Moskowitz Associates (CPA Audit)** – The Board agreed to table this until 1/25/21 and revisit in an email so everyone has enough time to review the audit and unanimously vote to approve at that time.
- **South shore Marine/Swift Slip Dock/Harbour Construction (Dock Replacement)** – The Board agreed to table this discussion until next meeting upon waiting for the revised quote to come in from Harbour Construction.
- **Strategic Reserves (Onsite Reserve Study)** – The Board motioned to accept the proposal for an onsite reserve study for a total of \$1,299.00 and was seconded; with all in favor the motion carried 5-0.

#### **HOMEOWNER REQUESTS**

- 4081 Aladdin – John Madson - Homeowner requested reimbursement for the documents submitted for the main sewer line replacement. The Board motioned to accept the request for reimbursement in the total amount of \$16,000.00 and was seconded. The motion passed 3-2.
- 3949 Warner – Deborah Ferris – Homeowner requested reimbursement for relocation during the time of her sewer line replacement. The Board agreed to deny her request based on the civil code 4775 which states that the Board of Directors is not responsible for relocation during maintenance of the common area.
- 4069 Aladdin – Leslie Kantor – Homeowner requested her main sewer line get replaced and or the Board provide some type of preventive maintenance. The Board agreed with the lawyer's input that the Board is not obligated to repair unless the line is inoperable. The Board does consider cases that are going through a remodel and evaluates prior to approval. Preventative maintenance cannot be given at this time since they need to be fully replaced therefore the request is denied.

#### **NEW BUSINESS:**

- **Car Charging Stations** – The board discussed the charging of electrical cars from existing outlets in garage and has nothing in the CC&R's to guide them at this time and if an actual auto charging station is to be installed, meaning a 220 volt circuit, it must come from the owner's house panel. This would need to be approved by the Board of Directors following the review of an architectural application and signed off permits before anyone begins work.
- **Maintenance Emergency Approval** – The Board approved Ted Lewis to be the point of contact in between Board meetings with management and have an emergency maintenance fund of \$2,000.00 authority to approve with Terry Izell being the second point of contact in the event of Ted Lewis not being available. The Board seconded; with all in favor the motion carried 5-0.
- **Dock Replacement Subcommittee** – The Board discussed having a subcommittee for the dock replacement project and to have Terry Izell, Ted Lewis, and Jeffrey Mahaffey on the committee. The committee will discuss and interview at least two other companies for the project before deciding on material.
- **Website** – The Board discussed placing this discussion on the February meeting agenda.

**LIEN AUTHORIZATIONS:** None at this time

**OLD BUSINESS:** None at this time

**ADJOURNMENT**

The regular session meeting was adjourned at 9:12 pm. And went into executive session at this time.

[ ] APPROVED AS SUBMITTED

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