

**WEATHERLY BAY HOMEOWNERS' ASSOCIATION**

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Minutes of the Regular Meeting of the Weatherly Bay Homeowners Association held on  
**August 16<sup>th</sup>, 2022**, in the boardroom located in the pool area.

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**CALL TO ORDER**

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The General Meeting of the Weatherly Bay Homeowners Association was called to order at 6:33 pm

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**BOARD MEMBERS PRESENT:**

- Gilbert Reyna – President
- Terry Izell – Vice President
- Jeffrey Mahaffey – Secretary
- Ted Lewis – Treasurer
- Kathleen Neves – Member at large

**BOARD MEMBERS ABSENT:**

**REPRESENTING LORDON MANAGEMENT:**

- Brittany Goytia – Property Manager
- Emily Dagraca – Assistant (Minute Taker)

**HOMEOWNERS PRESENT:**

- Mary Kay Pinkston – 3941 Aladdin
- Virginia Izell - 4034 Aladdin

**OPEN FORUM:**

- Mary Kay – Requested information on homeowner access to Minutes.

**SECRETARY'S REPORT (MINUTES)**

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The Minutes of the July 27th, 2022, general meeting of the Board of Directors was presented. These were reviewed by the Board. The Board decided to postpone approval upon revisions until the next meeting.

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## TREASURER'S REPORT (FINANCIALS)

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The Financial Statements for July 2022, were included in the monthly management packet. The Financial statements were reviewed by the Board. Gil motioned to approve the July financials, subject to audit, Jeff seconded, with all in favor 5-0.

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### BUDGET:

The Budget of \$503.67 was presented, subject to adding spectrum in, Terry motioned to approve, Jeffrey seconded, with all in favor 5-0.

### BID REVIEW:

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- **Robert Owens CPA:** Terry motioned to approve hiring for tax audits Robert Owens, Gil seconded, with all in favor 5-0.

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  - **Hoyt Roofing installation of fiber lite plastic roofs to 3985 Aladdin building garages \$12,125:** Gil motioned to approve, Kathy seconded, with all in favor 5-0.

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  - **Joe Green Backflow testing at 4047 Aladdin for \$1,154 -** Terry motioned to approve, Gil seconded, with all in favor 5-0.

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  - **SoCal Coating proposal #12924 to rinse, prime, and paint the Harbor Dock surface for \$54,285.00 -** Tabled pending other bids.

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  - **Du Mont Engineering SB236 visual phase for \$600 -** Terry motioned to approve, Jeffrey seconded, with all in favor 5-0.

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  - **4057 Warner itemized proposal for interior drywall repair change order from SoCal Coatings -** Pending approval upon follow up with SoCal Coatings for invoice for items 1,5,7.
  - **Newport Exterminating proposal for \$140 a month for 20 bait stations for rodents -** Tabled for next meeting, the Board would like more bids.
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### NEW BUSINESS:

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- **4069 Aladdin- Requesting reimbursement of \$5,301.00 for sewer line cleanout/ snaking pipes.** Board denied the request due to no prior authorization from the Board and deemed this routine maintenance therefore homeowner responsibility.
- **4089 Aladdin - Requesting reimbursement for termite treatment and sewer repair:** Jeffrey motioned to approve, Terry seconded, with all in favor 5-0.

### **UNFINISHED BUISNESS:**

- **3966 Aladdin - Neighbor causing nuisance with BBQ/Grilling smoke** - The Board deemed this a neighbor-to-neighbor relation. The Board has decided not to get involved.

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- **4069 Aladdin- Requesting reimbursement of \$5,301.00 for sewer line cleanout/ snaking pipes.** The Board denied the request due to no prior authorization from the Board. The Board has considered this to be general maintenance and not failure of the sewer line therefore is deemed homeowner responsibility.
- Letters to be sent out to homeowners to see who would like to remain with their satellite dishes after spectrum is implemented.

### **DOCK COMMITTEE:**

- **Dinghy Dock** - The Board has decided to have all items removed from the dinghy dock until refurbishment is completed, anything not removed within a time period will be disposed of.

### **ARCHITECTURAL APPLICATION**

- **4061 Aladdin- Installing new white front door:** Gil motioned to approve, Jeffrey seconded, with all in favor 5-0.

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- **4026 Aladdin - Renovating bathroom:** Terry motioned to approve, Gil seconded, with all in favor 5-0.

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**LIEN AUTHORIZATIONS:**

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- None
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**ADJOURNMENT**

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There being no further business, the regular session meeting was adjourned at 8:14pm.

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[ ] APPROVED AS SUBMITTED

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