

**Minutes of Weaver Mountain Estates Homeowners Association  
Annual Meeting held on February 17, 2016  
At the Congress Fire District Office**

Agenda Item 1: John Burke called the meeting to order at 7:00 p.m. John introduced the Board: John Burke, President; Dale Horton, Vice President; Darlene Adrian, Special Events Coordinator; Evelyn Houston, Secretary/Treasurer; and Mike Blanchard, County liaison.

Members present at the meeting were: Jack and Darlene Adrian, Mike and Peggy Blanchard, Rodney and Joanne Boeve, John Burke, Jack Carpenter, John and Cheryl Davis, Jose Herмосillo, Nancy Heysek, Dale Horton, King and Evelyn Houston, Sally McCarthy, Paul Pulsifer, Doc Romero, Vern Steinfort, and Forrest Tressler. New members Jim and Frankie Swauger introduced themselves and were welcomed into the association.

Agenda Item 2: A quorum was established; 10% of 55 lots requires five members to be present for a quorum.

Agenda Item 3: Approval of the minutes from the February 18, 2015 homeowners meeting. No questions, comments or discussion. Ballots: 42 yes votes; 0 no vote. Minutes of the meeting of February 18, 2015 are approved.

Agenda Item 4: Presentation and discussion on the financial report for 2015. John reviewed the report and discussed the amount received for transfer fees represents 5 sales. Landscape maintenance was more this year as we put new plants in the front entrance way, new lights and more stone. Also the old saguaro cactus was taken out. Contract maintenance was more with the installation of the bollards and also some fence painting. No questions from the members.

Agenda Item 5: Election of three members of the Board. All terms are two years and this year three Board positions are up for vote. They are John Burke, Mike Blanchard and Darlene Adrian. Voting by ballot only: John – 43 Yes, 0 No; Mike - 42 yes, 0 No; Darlene – 42 Yes, 0 No. John, Mike and Darlene are re-elected and continue on the Board.

Agenda Item 6: Discussion on HOA and local issues:

- a. Highway 71 clean-up is scheduled for March 23, 2016. Darlene advised the meeting place would be on Hwy 71 by the railroad tracks. Contact Darlene to volunteer and if you have any questions.
- b. Front Entrance Plants Upgrade: The front planters were all updated. All of the work done by volunteers who have donated their labor and time. Volunteers: John, Vern, Forrest, Paul, Doc, Paulette Noser.
- c. Sewer Collection System Status: John gave a brief update on the WMDWWID; everything is fine and running good. Board meetings are once a month (fourth

Thursday of the month) at the Congress Resource Center at 7:00 p.m. Any questions you can contact the wastewater district.

- d. Website: weavermountain.com – Website is running well. Check it out for information, copies of Minutes, CC&Rs, and Bylaws. List of current Board members and contact information is also available on the website. This website is joint with HOA and Wastewater District.
- e. Community Issues and Events:
  - a. Weeds: It is that time of the year. Please keep your weeds under control. All owners of corner lots please clear the side between the street and brick wall.
  - b. Advised of recent burglaries on Roadrunner and Chittenden. Keep your eyes open. Keep your eyes open; be alert.
  - c. John discussed the meeting he and Mike had with the County regarding our roads. Nothing will happen on the roads until late fall; engineering department will have to take a look at the road to decide what to do.

#### Agenda Item 7: Public Forum:

Topics discussed and questions asked at the public forum:

- Walking your dogs on the leash;
- Weed control in your yards including side lots for those on corner lots;
- Drainage areas need to be kept clean of all debris otherwise the system backs up and can cause flooding. Please keep your drainage ditches clean.
- Discussion on the secondary gate on Roadrunner; culvert needed on Ava; end of Weaver Valley Road at Ava is eroding.
- A suggestion was made to put a “No Soliciting” sign in the front entrance area as well as a “Neighborhood Watch” sign.
- Question about the CC&Rs and the possibility of adding only “stick built homes” no trailers or modular allowed. Davis now gone as realtor for Turner so might be possible. John will contact Turner to get his feelings on this as he has enough votes to defeat passage of this amendment.

John thanked all those for attending. Motion to adjourn made by Dale, seconded by Darlene, all in favor. Meeting adjourned at 7:40 p.m.