

**Minutes of Weaver Mountain Estates Homeowners Association
Annual Meeting held on February 18, 2015
At the Congress Fire District Office**

Agenda Item 1: John Burke called the meeting to order at 7:00 p.m. John welcomed new members, Sally McCarthy and Bob and Nadine Pearl. 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, Con and Bev Beesley, Mike and Peggy Blanchard, Rodney and Joanne Boeve, John Burke, Jack Carpenter, John and Cheryl Davis, Jose and Barbara Herмосillo, Nancy Heysek, Dale and Sharon Horton, King and Evelyn Houston, Vivian Kiander, Sally McCarthy, Bob and Nadine Pearl, Doc Romero, Gordon Shepherd and Cricket, Vern and Joan Steinfort, Forrest Tressler, Chuck Turner, Troy and Michelle Vanderploeg, Larey and Joyce Vasquez.

Agenda Item 2: A quorum was established.

Agenda Item 3: Approval of the minutes from the February 19, 2014 homeowners meeting. No questions, comments or discussion. Ballots: 48 yes votes; 0 no vote. Minutes of the meeting of February 19, 2014 are declared approved.

Agenda Item 4: Presentation and discussion on the financial report for 2014. John reviewed the report and discussed the amount paid for road repair costs for Phase 1-B to get the roads ready for Yavapai County to assume control and maintenance. Question was asked on "Community Support" and John stated that was Old Congress Days donation and Fire Department donation for use of the room for the meetings every year. Financial report was accepted as presented and discussed.

Agenda Item 5: Election of two members of the Board. All terms are two years and this year two Board positions are up for vote. The two are Dale Horton and Evelyn Houston. Voting by ballot only: Dale – 47 yes 2 no; Evelyn - 47 yes 3 no. Dale and Evelyn 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 18, 2015. Darlene advised the meeting place would be on Hwy 71 by the railroad tracks. She and Jack will supply the donuts, vests and bags. She is taking sign-ups.
- b. Front Entrance Plants Upgrade: The front planters were looking outdated and in need of some new life. All of the work is being done by volunteers who have donated their labor and time. Volunteers: John, Mike, Vern, Forrest, Doc, Ron Koressel. Plan for the type of new plants and plant placement has been done by Paulette Noser. Les Gingerich is obtaining the plants. There are 40 new plants at a cost of \$485.
- c. Sewer Collection System Status: For the new homeowners, this is a County Improvement District, temporary system is a septic system. The new system was never

obtained. Monthly fee remains at \$37.50 which is being used to maintain the system and build up the account for future replacement of the current system. Asked again that no wipes be put down the toilet and no grease be put down the sink. Can block the lines. If the lines get blocked on your property it is your responsibility to clean it out and repair if necessary. If it is broken in the lines not on your property it is the responsibility of the district to repair and/or replace. Meetings of the board 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 – This website is joint with HOA and Wastewater District. The HOA portion contains the CC&Rs, Bylaws, and meeting minutes. The only CC&Rs at this time are the original set signed and filed in 2004. Any others that you may have can be thrown out, they are no good; never approved by the association.
- e. Community Issues and Events:
 - a. Yavapai County has a leash law. Please walk your pets on a leash and do not let them out alone.
 - b. 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.
 - c. Lengthy discussion on problems on Lots 9 and 10 and the walk thru from the outside trail to Kristina Drive. It was decided to appoint a committee to look into the problems and possible solutions. John is also looking into public access/public rights and easement on the property. He is also obtaining pricing for gates for the three walk thru paths from the trail.
 - d. Dale wanted to recognize the work done by the following volunteers in assisting the Senior Center with the clean up after the roof blew off. Those volunteers are: Ron Koressel, Mike Blanchard, and Jack Adrian. The Weaver Mountain Estates Homeowners continue to help the Congress Community when something needs to be done.

Agenda Item 7: Public Forum:

The only item brought up was a question as to the fiber optic cable being laid along Route 89. No definite answer could be given but it is our understanding it will also serve the Congress area.

John thanked all those for attending. Motion to adjourn made by Dale, seconded by Darlene, all in favor. Meeting adjourned at 8:00 p.m.