

Minutes of Weaver Mountain Estates Homeowners Association  
Annual Meeting held on February 15, 2017  
At the Congress Fire District Office

Agenda Item 1: John Burke called the meeting to order at 7:05 p.m. John introduced the Board members: John, President; Evelyn Houston, Secretary; Dale Horton, Treasurer; Darlene Adrian, Special Events Coordinator; and Mike Blanchard, Vice President and County Liaison.

After introducing the board members, John thanks everyone for coming, noting all the new people in attendance and stating that the potluck dinner appears to be successful. John asked all new members to stand up and introduce themselves. All new members introduced themselves, including those who have lived here and never attended a meeting.

All members in attendance are as follows (taken from the Sign-In Sheet): John Burke, King and Evelyn Houston, Dale and Sharon Horton, Jack and Darlene Adrian, Mike and Peggy Blanchard, Mike and Suzi Willey, Mike and Sheryl Renzoni, Sally McCarthy, Jordan and Melanie Busone, Jo Schrock, Butch Tanis, Mark and Jen Radulovich, Bill and Suzette Stamey, Doc and Judy Romero, Paul Pulsifer, Jim and Frankie Swauger, Michael and Sheanell Danich, Suzanne Hernandez, Bill and Sarah Henderson, and Bev Beesley.

Agenda Item 2: A quorum, requiring 10% of the membership (77 lots), was established.

Agenda Item 3: Approval of the minutes from the meeting held February 17, 2016. John explained some of the Arizona HOA laws to the new members regarding the use of ballots, etc. vs voting at the meeting. After this discussion, the minutes were approved based on a total of 40 ballots returned with all 40 ballots voting yes on adopting the minutes of the 2016 meeting as submitted. Minutes are deemed approved.

Agenda Item 4: Financial Report for 2016: John reviewed the report with the members in attendance noting the extra expenses in connection with the landscaping, contract labor and water. Community Support expenses explained for Old Congress Days and Congress Fire District. Also noted that upcoming possible expenses would involve the exterior wall and fencing along Roadrunner to connect to wall (or fence) which will be constructed on the lots being sold on Tenderfoot Road.

There was a question asked about the sewer system that we have and John explained the status of the current system and what is going on as it is and what might happen in the future.

Agenda Item 5: Election of the two board members for two year term: Board positions currently held by Dale and Evelyn were up re-election. No members of the HOA ran to fill these positions and as a result Dale and Evelyn agreed to run for another term. Results of the voting

with 40 members returning ballots: Evelyn – 39 yes; 1 no Dale – 38 yes; 2 undecided. Evelyn and Dale are re-elected and continue on the board.

Agenda Item 6: Discussion of HOA and local issues:

- a. Highway clean-up scheduled for March 22, 2017. Darlene asked for volunteers and e-mail addresses. Explained to the new members what is done and what is needed. She also advised the new members of the doggie waste station at the end of Kristina Drive.
- b. John asked all members to not walk through or drive (ATVs) on the vacant property west and south of the subdivision. It is private property and is considered trespassing. Please respect the owners wishes and not trespass on the property. After asking the members not to trespass on the property to the west, he went into an explanation of the potential sale of the 11 lots Turner now owns in Phase B of the subdivision. John stated he has had discussion with a builder from Prescott who is considering the purchase of the 11 lots.
- c. Sewer Collection system status. Previously discussed. John advised all members of the monthly meeting of the board for the wastewater district which is held the 4<sup>th</sup> Thursday of the month at 7 p.m. at the Congress Resource Center. If you want to know what is going on, please attend the meetings.
- d. Weavermountain.com website: This website is shared by the Weaver Mountain Estates Homeowners' Association and the Weaver Mountain Domestic Wastewater Improvement District. The HOA has put online the CC&Rs, Minutes of the last couple Meetings and a list of the Directors and how to contact them. The DWWID has Notices for the meeting, minutes of the last couple meetings and a copy of the current budget.
- e. Community Issues and events: None

Agenda Item 7: Public Forum – open discussion. None

Agenda Item 8: Adjournment. Motion to adjourn made by Darlene, seconded by Dale, all in favor. Meeting adjourned at 7:45 p.m.