

Minutes of Weaver Mountain Estates Homeowners Association  
Annual Meeting held on February 21, 2018  
At the Congress Fire District Office

Agenda Item 1: John Burke called the meeting to order at 7:07 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 thanked everyone for coming, noting all the new people in attendance and stating that the potluck dinner was successful. John asked all new members to stand up and introduce themselves.

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, Jo Schrock, Mark and Jen Radulovich, Bill and Suzette Stamey, Paul and Patricia Pulsifer, Jim and Frankie Swauger, Suzanne Hernandez, Bill and Sarah Henderson, and Conan and Bev Beesley, Robert and Debarah Dwyer, Rodney and Connie Breeden, Jim Miller, Vern Steinfort and Forrest Tressler.

Agenda Item 2: A quorum, requiring 10% of the membership (77 lots), was established. John reviewed with the members that proxy votes are not allowed in Arizona so if you did not return your ballot, your vote was not counted.

Agenda Item 3: Approval of the minutes from the meeting held February 15, 2017. 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 37 ballots returned voting yes on adopting the minutes of the 2017 meeting as submitted. Minutes are deemed approved.

Agenda Item 4: Financial Report for 2017: 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 for Congress Fire District only. Also noted that upcoming possible expenses would involve the exterior wall and fencing painting and repair on the outside wall. No questions or further discussion on the financial report.

Agenda Item 5: Election of the three board members for two-year term: Board positions currently held by John, Mike and Darlene were up re-election. No members of the HOA ran to fill these positions and as a result John, Mike and Darlene agreed to run for another term. Results of the voting with 39 members returning ballots: John – 39 yes; 0 no; Mike – 39 yes; 0 no; and Darlene – 37 yes; 1 no and 1 abstention. John, Mike and Darlene are re-elected and continue on the board.

Agenda Item 6: Discussion of HOA and local issues:

- a. Highway clean-up scheduled for March 28, 2018 starting at 9 a.m.. 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.
- c. Sewer Collection system status. There was discussion on the current system and problems. **Members were once again advised not to put baby wipes or feminine wipes down the toilet. And again asked not to put grease down the drain.** 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 meetings, minutes of the last couple meetings and a copy of the current budget. All members are urged to go on the site and keep current on the HOA and wastewater district by reading the minutes.
- e. Community Issues and events: Pet station discussed. Painting of exterior fence and outside wall discussed. Discussion on the walkway at the end of Kristina Drive and problems with trash, etc.

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 7:55 p.m.