

Minutes of Weaver Mountain Estates Homeowners Association
Annual Meeting held on February 20, 2019
At the Congress Fire District Office

Agenda Item 1: John Burke called the meeting to order at 6:57 p.m. John introduced the Board members: John, President; Evelyn Houston, Secretary; Darlene Adrian, Special Events Coordinator; and Mike Blanchard, Vice President and County Liaison. Dale Horton, Treasurer, was absent due to illness.

After introducing the board members and John thanked everyone for coming. John thanked those who brought a dish for the potluck dinner.

All members in attendance are as follows (taken from the Sign-In Sheet): Jim Miller, Paul Pulsifer, Vern Steinfert, Mark & Jen Radulovich, John Burke, Forrest Tressler, Jo Schrock, Mike and Sue Willey, Mike and Peggy Blanchard, Sharon Horton, Suzanne Hernandez, Shirley Matney, King and Evelyn Houston, Sally McCarthy, Ervien Zapfe, Jack and Darlene Adrian.

Agenda Item 2: A quorum, requiring 10% of the membership (77 lots), was established. Only 7 people are required to be present for a quorum. 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 21, 2018. 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 38 ballots returned voting 'yes' on adopting the minutes of the 2018 meeting as submitted. Minutes are deemed approved.

Agenda Item 4: Financial Report for 2018: John reviewed the report with the members in attendance noting the extra expenses in connection with the landscaping, contract labor and exterior wall painting. Community Support expenses for Congress Fire District only. No questions or further discussion on the financial report.

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 39 members returning ballots: Dale – 33 yes; 0 no; Evelyn – 37 yes; 0 no; Dale and Evelyn are re-elected and continue on the board.

Agenda Item 6: Discussion of HOA and local issues:

- a. Highway clean-up scheduled for March 27, 2019 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 or paper towels 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 4th 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: None

Agenda Item 7: Public Forum – open discussion. Short discussion on the “out buildings” being put up; the CC&Rs and amending the CC&Rs.

Agenda Item 8: Adjournment. Motion to adjourn made by Vern, seconded by Paul, all in favor. Meeting adjourned at 7:35 p.m.

Minutes transcribed and prepared by Evelyn Houston
Read and Approved by John Burke