

Weatherstone Cluster Association Proposed Agenda  
Meeting Date and Time: Tuesday, April 6, 2010; 6:30 p.m.  
Location: Home of Inda Stagg; 1257 Weatherstone Ct.

#### President's Report

- Update regarding Enforcement Concerns
- o Trash and Recycling
- o Home Condition/Maintenance

#### Treasurer's Report

- Funds
- o Re:"Ladder" investments based on need
- Audit
- o Requirement for Resolutions to create a paper trail for certain purchases and appointments
- Insurance Requirements for Financial Accounts
- Special Assessment Discussion
- o Due to unprecedented snow removal costs, and associated vegetation damage, it will be necessary to impose a one time special assessment in the amount of \$35.95 per unit up to \$50.00 per unit.

#### Secretary's Report

- No Items as of posting.

#### Other Business

- Update regarding Contact Information
- Notice of North Reston Stream Restoration Work
- Notice of Discussions Regarding Reston's Comprehensive Plan
- Suggestions for Spring Cleaning of Neighborhood
- Set Date for Annual Meeting (Anticipated June 5th, with cookout following)

#### Comments/Questions from Association Members

##### Anticipated Adoption of Resolutions

- Resolution authorizing the purchase of an Association computer.
- Resolution appointing Joanne Genz the Association Secretary as of August 1, 2009.
- Resolution authorizing a Special Assessment to cover unprecedented snow removal costs and resultant damaged vegetation repair/replacement.

#### Additional Items Added to Agenda for Discussion after Posting

Root heaving (1229, etc)

Modifications to homes without prior approval - what action is necessary

## April 6, 2010 Meeting Minutes

Inda Stagg, Weatherstone President, opened the meeting.

### Discussion Of How Enforcement Concerns Were Going To Be Addressed

#### Trash:

- It was suggested that an email go out to residents reminding the importance of keeping trash and recyclables in their proper containers, ensuring that their contents would not become loose and blow around when they are knocked over by wind or animals during the night.
- It was also noted that there will be random inspections performed by the Weatherstone Board of Directors of when trash and recycling containers are placed on and removed from the curb. It has been noted that cans and bins are being placed early and/or left too long at the curb. Either residents are unaware of the placement time restrictions as indicated in the Weatherstone Bylaws and Regulations or they do not believe that the restriction is reasonable. The Board does believe that the restriction is reasonable and will begin notifying residents for a first offence and will assess a fee as cited in the Bylaws for all following offenses.
- Inda will prepare a standard note to be placed on violator's doors (if known) or trash can.
- An email will be sent to all residents on the email list stating that the Weatherstone Rules and Regulations have been updated on the Weatherstone.org website. It is the responsibility of all homeowners and/or their renters to be aware of and abide by both the Weatherstone Rules and Regulations and the Reston Association Rules. ([www.RestonAssociation.com](http://www.RestonAssociation.com)).

#### Home Maintenance:

- Between April and the Annual Meeting on June 5, external home inspections will be performed by volunteers and a Board member. This is in advance of the annual Reston Association inspection.
- The outside appearances of some homes are beginning to have a cluttered or trash-like curb appeal. This is unacceptable, and must be addressed before our home values are affected. The fronts of our homes are not a storage unit or area.
- It was determined that this inspection will be beneficial as a courtesy to our residents before they are cited by the Reston Association.
- All external repairs/replacements are required to be approved by the DRB. The required request form can also be found on the Reston Association website. This form must be signed by at least one Board member and two neighbors, and signifies that they understand the request. These signatures are not an "approval". They are only proof that you have notified the neighborhood of the pending change. Anyone affected will have an option to support or oppose the request.

## Treasurer's Report

1. For fiscal year 2010, we deposited \$13,000 into the reserve fund. The reserve fund currently has a balance of \$120,000. The reserve fund consists of one savings account and a series of "laddered" one through four year certificates of deposit. Our financial plan is to keep \$15,000 in the savings account for liquidity and invest the remainder in higher interest CDs. Currently, the interest rate for the savings account is 0.1 percent. As our current CDs come due, we are reinvesting them in new CDs designed to mature when we need the funds for pavement replacement (currently estimated in 2013). Due to the current economic conditions, interest rates are a historic lows and we aren't getting the income from our CDs that we have in the past.
2. The treasurer has developed a quarterly spend plan to ensure we remain on-track for expenses throughout the year. With the exception of the snow removal budget, we are spending according to plan and forecast no issues in meeting our financial obligations through the end of the fiscal year.
3. The Board approved \$200 to rehabilitate the tot lot pathway. This is a self-help project to repair the major cracks and depressions in the path. Funds will be used to purchase crack sealer, asphalt cold patch and a tamping tool.
4. The Virginia Property Owners Act now requires Association's to carry fraud insurance to cover the reserve fund and three months operating expenses. We've reworked our insurance coverage with State Farm in the amount of \$137,000.
5. The Association budgeted \$2000 for snow removal in the 1st quarter. Due to the unprecedented snowfall, we spent \$4292.71 on snow removal and tree damage from the snow. The treasurer made the motion to approve a special assessment of \$50 per home to cover the excess amount and account for any undiscovered damage. The motion was unanimously approved by the homeowners present. If there are excess funds remaining after all damage/replacement actions are complete, they will be rolled over into the 2011 budget.
6. We are undergoing our annual financial audit. Goldklang Group of Reston is our auditing agent. To date, on major findings, we are awaiting the final report. The accountant has requested we formalize the purchase of the association computer in the board meeting minutes. The board previously approved the purchase through an electronic vote (email). The treasurer made a motion to approve the purchase of the association computer and it was unanimously approved.

Other Business:

Homeowner contact information for those who rent out their homes was discussed. Assessment amount to be determined for any returned mail with incorrect address for communication regarding neighborhood or property business.

Parking issues:

Claudia Miller asked for reserve parking to be implemented. Inda will check on amount of spaces to be assigned. Parking memo to be prepared by Inda and will be placed on cars that do not have a Weatherstone sticker.

Resolutions approved:

- Resolution authorizing the purchase of an Association computer.
- Resolution appointing Joanne Genz the Association Secretary as of August 1, 2009.
- Resolution authorizing a Special Assessment of \$50 per household to cover unprecedented snow removal costs and resultant damaged vegetation repair/replacement.

Annual meeting set for June 5, time TBD, agenda will be provided at later date.

Meeting adjourned at 8:00p.m.

Attendees:

Inda Stagg, President  
Mike Daggitt, Treasurer  
Joanne Genz, Secretary  
Elaine Wenger, 1200  
Claudia Miller, 1225  
Kim Di Santi, 1231  
John Cardwell, 1267