

**Weaver Village Walk Residential Association
Annual Meeting Minutes
December 1, 2014**

The Weaver Village Walk Residential Association held its first annual meeting on Monday, December 1, 2014, in the Community Room of the Weaverville Municipal Building on Main Street, Weaverville. The following residential lot owners were in attendance:

Arlene and Mike Poff (70), Bob and Fannie Westfall (72), Claudine and Jim Reese (73), Sylvia Pardo and Pat Scherer (74), Joe and Mary Sabol (76), Maureen Coffland (77), Jim Graves (78), David Maynard (79), Bill and Mary Brown (80), Monica Schwalbach (83), Lettie Ray (84), Breah Parker (85), Michael Boing (86), and Mike and Kim Fisher (88).

Absent were: Dianne Preissler and Jim Carland (71), Jared Hughes (81), Daniel and Edith Rybarczk(82), Stephanie Burnette (87), and William and Michelle Giaimo (89).

It was determined a quorum was present and the meeting was opened by Monica Schwalbach, President.

Treasurer Sylvia Pardo introduced Avery Jones who has been contracted to perform the financial duties of the association beginning January 1, 2015. The board made the decision to terminate the contract with IPM effective December 31, 2014, because it had raised its monthly fees by \$150 beginning August 2014 after the developer released the development to the residential association and also charged excessive hourly fees for research and consultation. Avery Jones will provide the same services at a significant savings to the association. Avery Jones has set up a website for the association which will provide a resident log-in for financial reports, minutes, and other documents.

In the report from the president, Monica Schwalbach addressed the four main areas the board had dealt with since the July 2014 transition meeting with the developer.

1. The "punch list" was developed to discuss items needing repair/replacement/correction with the developer, Greg Phillips. Work has been completed to repair some downspouts, bury drainage pipes, correct a damaged lamp post, repair sidewalks, and fill-in and reseed low areas of circular common areas. Extensive study was given to the stabilization of the north slope under the impression that its condition was the responsibility of the association. However, improvements to the slope were tabled after Buncombe County Soil Erosion Control officer Doug Sharpe stated the maintenance of the slope was the responsibility of the developer until the two remaining commercial lots are sold. The developer has refused to replace dead and missing shrubbery and trees as he had promised at a meeting with the board on July 17, 2014. Those residents with shrubbery issues were encouraged to contact Greg Phillips directly.
2. As the lawn care contract the developer had ended with the transition to the association, the board obtained a contract with Lane Ponder for July 1, 2014, through June 30, 2015. This contract amount reduced the budget by over \$3000.
3. The board has been working toward refining the rules and regulations.

4. The board has been seeking a full explanation of the residential association's ten percent obligation to the commercial association's budget. The board has received notification that the ten percent, or \$680, is due by December 31. However, until the board is informed of how this amount is determined and to what use it is intended, the board has not approved payment of the assessment.

Treasurer Sylvia Pardo presented the 2015 budget for approval. She reported that some budget figures are estimates as the residential association has not had a full year of expenses. The amount allotted to the reserve fund is increased from 5.8% to 10% each month. She pointed out that the association will save a great deal of money with the transition from IPM to Avery Jones for financial services as well as the procurement of association and officers' liability insurance at a reduced premium. The monthly assessment of \$101 will remain the same for 2015. The expenses for a full year in 2015 should give a better analysis of the community's financial situation.

The 2015 budget was unanimously approved as proposed.

Joe Sabol was nominated and unanimously elected as a director effective January 1, 2015, to replace the position held by Arlene Poff who resigned.

Secretary Mary Brown presented the results of the Official Ballot recently taken for additions to the existing Rules and Regulations. Spirited discussion followed about residents' concerns about fences, structural changes to homes, sports and playground equipment restrictions, and residents' desires either to express individuality or to maintain conformity. The Residential Declaration requires that residents request approval from the Board for additions and alterations to a residential lot or the house.

The board discussed a protocol it approved for handling infractions of the rules and regulations. The board acknowledged that infractions are matters of degrees of non-conformity. The board will take action when a complaint is received or non-compliance is visually evident.

A brief period of open discussion was followed by a motion to adjourn.

Mary Brown
Secretary