

WELCOME

Weatherstone

Homeowners Association



Annual Homeowners Meeting

June 13, 2026 1:00 p.m.

Mid-Continent Public Library Blue Springs North Branch

Agenda

- Call to order, Welcome and Agenda Overview
- Garden Club
- PayHOA Software Upgrades
- Treasurer's Report and 2026 Budget
- Election of Officers
- Discussion of Other Matters and Concerns
- Question and Answer
- Adjourn

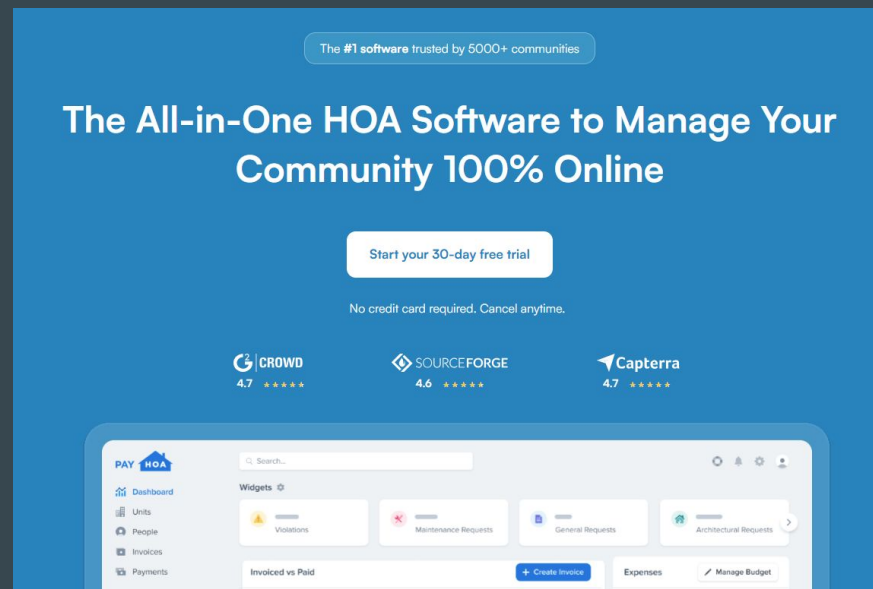
Entrance Beautification: Thank you Garden Club!

- The Garden Club volunteers give countless hours planting, weeding, and caring for the flowers that welcome every neighbor home.
- Their work is one of the most visible and valued things we do as a community.
- Please contact the Board if you'd like
- to join the Garden Club!



PayHOA.com Software Upgrade

- We're excited about our software upgrade
- Trusted by 5,000 communities
- The new management platform makes things easier, more transparent, and more consistent for every homeowner



PayHOA.com: What It Does For You

- View your account 24/7
- Your balance and payment history are always accurate and available
- Pay dues securely
- Submit exterior modification requests digitally to the entire board (roofs, painting, etc.)
- Access HOA documents and announcements

PayHOA.com: It's Already Working

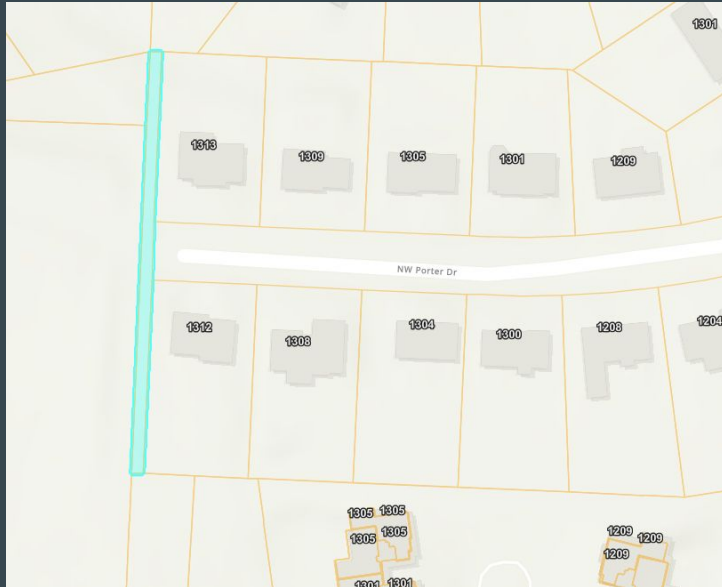
- \$1,548 investment.
- Already improving communication, reducing volunteer workload and improving collections.
- Delinquent accounts: down 17 to 10
- Automatic reminders are helping neighbors pay
- Records are clearer, more transparent, and more consistent
- Partial or double payments are easily recorded
- It's designed to do everything we need.

Treasurer's Report and 2026 Budget

- We ended 2025 adding \$4,024.62 to savings,
 - That's 23.8% of income
- Bank balance as of May 22: \$11,591.64
- We bid every project and focus on value for every dollar spent

Treasurer's Report and 2026 Budget

- Unplanned Expenses: Porter Drive Trees: \$5,350
- HOA owns 10 ft. x 360 ft.



Treasurer's Report and 2026 Budget

- Unplanned Expenses: 11th street crash repairs:
\$2,647.52
 - The responsible party has agreed to repay the HOA and payments are being made.



Treasurer's Report and 2026 Budget

- Inflation (CPI) increased 3.8% year-over-year
- The HOA Board recommends a \$5 increase in dues
 - That's a 3.3% increase
 - Helps keep up with expanded vendor and supply cost increases
- At \$155 per home, with no surprises and if everyone pays their dues we hope to add we'll add 12.6% to the savings

Treasurer's Report and 2026 Budget

- Pay Dues online
 - This is the fastest, most accurate, most secure preferred payment method
- For checks: Send to the HOA Lockbox
 - Weatherstone HOA
PO Box 981506
West Sacramento, CA 95798
Include your address in the memo line

Member Vote: Dues Increase

- All in favor?
 - Approval requires a 2/3s vote of members present.
 - Proxy ballots count
- Yes ☐ Approve at \$155 annual dues
- No ☐ Keep dues at \$150
- Results announced before we adjourn

Member Vote: Board Election

- The following neighbors are willing to serve:
 - Bob Glasgow, President
 - Marco Seabra, Vice President
 - Brittany Forcinito, Secretary
 - , Treasurer
 - Write-in candidates welcome
 - Additional nominations may be made from the floor
- Vote Yes ☐ or No ☐ on each candidate individually

Comments and Questions?

THANK YOU!

See you next year, the second Saturday in June.