

**Waterford Homeowners' Association
Annual Meeting 2022
Minutes**

The annual meeting of the Waterford Homeowners' Association, Inc. was called to order at the First Evangelical Lutheran Church at 10 AM on Saturday October 23, 2002, by John Cleveland.

It was ascertained that a quorum was present as 32 units (homes) were represented. The HOA has 182 members and 10% of the membership comprises a quorum.

John thanked the church for the use of their building.

Members of the board were introduced. Attendees were told about the website for the HOA where they can find minutes of meetings, the proposed Bylaw changes, financial records, and where they can email the board with questions, problems, or ideas.

Waterford homeowners.org

John summarized the plan for this meeting and then presented the slide presentation.

Laura asked that reading of the minutes from last meeting 2021 be waived as they were handed out at the meeting. It was approved and seconded.

Susan Dewey presented the financial report. The HOA had \$57,354.00 in savings and checking at the end of the fiscal year, September 30, 2022.

A suggestion was made to email the financial report out to all members. This could be done but they can also find it on the website. It was also suggested to open a CD with the funds in the savings account.

An audit was completed comparing county records with lots in the HOA. Every lot was accounted for.

A CPA was hired to prepare the 2021 taxes. The incoming board will decide whether to hire this done again or not.

It was decided that an audit would be done every other year, which would be next year. A CPA Review will be done on the opposite years.

The transfer fee has been increased from \$15 to \$50.

The bid for the remaining sprinkler system upgrades was \$23,000. It was decided to wait as it is still functioning. There was a question asking if we got more than one bid. We assured them that we had received two bids but couldn't get anyone out to give us a third bid.

The landscape around the bridge was updated, with trees and bushes trimmed. Trees were trimmed around the Burgundy path entrance. A tree in the canal needs to be removed. This will be done when the water is out of the canal.

There are no empty lots in the HOA now, so there are less concerns about weeds. Squeak states that someone needs to be more direct with the city. He was assured that the city has been pretty regular, and that TNT has a contract with the city now. It was stated that it looks better than a couple of years ago.

There was a comment on the trees at the south entrance having dead limbs. The trees have been sprayed and the dead limbs will be trimmed in October.

Squeak complained about weeds in the street outside the sidewalk. He was told that it was the homeowners responsibility to take care of it. He wants it maintained. He was assured that the HOA has worked on that, and that members can send emails to the HOA when problems arise.

There are overgrown bushes on the corner of Tuscany and Chateau, which cause a problem when driving. This area is owned by the city but the HOA has paid for trimming in the past. The HOA will address this.

The homeowners on the canal are responsible for cleaning up the canal and for construction cleanup. TNT will clean the canal out first and then the HOA will turn it over to the homeowners.

The HOA can now take credit cards, Venmo, and online checks. This has helped to get dues paid with less expense to the HOA for stamps and paper.

Lavinda reported that the yard sale will be an annual event. A Meet and Greet was suggested by a member so we can get to know each other better. He was asked if he would be willing to help and he replied in the affirmative. The HOA is sponsoring a Pumpkin Painting next week for all ages. There is also an ice cream social yearly, in the summer.

We're trying to update all data for the homeowners. If members have a change of information, they are requested to send that to us. We are trying to move to email due to the expense of mailing.

HOA information was changed to Google Drive. There is a free service where the members can get neighborhood alerts, newsletters, and billing information. The first notice of dues will be sent by mail but the second notice will be by email.

John presented an update of the North entrance. He hopes to adjust the timing on the sprinkler system. He reported that we have two bids to remove the tree from the canal and will get a third bid. Also, a tree at the north entrance needs to be removed. Squeak asked that the HOA and owner of TNT walk the neighborhood and put liens on properties that don't comply. He was invited to join this effort but refused.

The HOA will fence along the North and East end of Burgundy to block off the wetlands. We will also fence along the canal.

Homeowners in the North townhouses who live on the road side, asked about pooling water in their backyards. The HOA will address that. John suggested that it may be coming from the sprinklers outside the fence and that they may be timed for too long. He will check in the Spring when it's time to turn on sprinklers.

The homeowners would like to have Christmas lights again. Lavinda will get bids for that as that is something that we had planned on doing. She asked if anyone knew of a company to put them up and suggested that we might have a neighborhood party to do that. She said that we have the lights. A homeowner asked if there is electricity and Lavinda assured him that there is and that the electricity to the pumps is shut off in the winter, which will offset the cost of the electricity for the lights.

Lavinda talked about the Pumpkin Painting and cookie decorating on Saturday, October 22nd at 2 o'clock. The HOA has the supplies, so just come and enjoy.

Ynette reported on ACC compliance. We can't charge a fee if a member is not in compliance, because it's not written in the covenants. She said that we try to approach members in a neighborly manner. We send letters, emails, or go door to door, offering to help solve problems. She stated that the HOA has been sued and that we don't have the money for that kind of expense. The HOA hasn't set fees and or fines, just sent lots of warnings which we can't enforce.

A homeowner commented on his trailer, which he is trying to get in his backyard. He is waiting for the gate and cement to make a pad for it. He is concerned because he can't get people to do the work. He was asked to send an email of his plan to the HOA, and he won't be penalized.

A question was brought up about how the townhomes can change the fencing plan. The homeowner said that they own the property in front of their houses and are paying taxes on it, but can't use it. They were invited to be on the board and look into the city rules to see if that could be changed. It was noted that the owners purchased the property knowing the townhomes have specific rules concerning fencing, in order to maintain a cohesive appearance.

John talked about the revisions to the HOA documents. He talked about a new law in Idaho, which went into effect on July 1, 2022 and that adjustments needed to be made to comply with the law.

He stated that the HOA is willing to work with homeowners. We need 51% approval on the Bylaws and 75% approval to pass the CCR's revisions. We will need to go door to door if we don't get enough votes.

A question was asked about people driving too fast over the bridge. It was questioned as to whether a speed bump could be put in on each side of the bridge. The problem with snow removal was brought up. The board said they would look into that.

John talked about having more members on the board. He would like to see committees formed to address issues, rather than a few board members making all the decisions. Susan would like to see each of the seven areas represented on the board.

A question was asked concerning the criteria the board used for the changes. Ynette said that they have been talking to people, reading statutes, and that they have been working on it for a couple of years.

Lavinia introduced John as a candidate for the board. Votes were tallied and John was elected. There were no write-in ballots. A total of 70 members voted for John.

Laura asked for a motion to destroy the ballots as all votes were in. A motion was made and seconded.

Meeting was adjourned at 12:00 pm.