

**WATERFORD HOMEOWNERS' ASSOCIATION
BOARD MEETING AGENDA**

April 20, 2023

Members Attending:

John Cleveland, Susan Dewey, Ynette Marx, Lavinda Hedman, and Christopher Mitcham were present. Laura Macbeth is excused as she is out of the country on a service project.

Welcome & Opening: John

Secretary Items - Susan

¹Minutes from our last meeting of April 20, 2023 were posted on Google Docs previously for review. These minutes also follow this agenda for additional review and approval. A motion was passed to approve them as written.

Susan will take minutes as Laura is still out of the country.

Landscaping

Sprinklers Along 5th West - A discussion was held concerning the sprinklers along 5th West. John is going to meet with T&T to set the timers to a shorter run, which should help the flooding in the yards of the homes backing up to 5th West.

Canal Area Cleanup - The cleanup is complete. The City of Idaho Falls agreed to pay \$1,800.00 towards the cost, so the HOA's total cost was \$1,800.00. This is lower than the expected \$2,200.00 to \$2,500.00. Photos of the completed work are attached to the minutes.

Clean up of the wood and debris from the tree removal along the canal. Members were allowed to remove whatever wood they wanted. However, Senske has left a great deal of it in such large pieces that they had to be cut with a chainsaw. They would not come and cut it into smaller pieces without an additional charge. Susan was able to find someone to come in and cut it up and remove it without cost. T&T cleaned up the area. Photos of the process are attached to the minutes.

City Cleanup of drainage area near Sunnyside & Burgundy. A discussion was held concerning the drainage area and landscaping at the north end of Burgundy. The city removed an enormous amount of debris from the area. A photo is attached to the minutes. The Board expressed interest in extending the fencing and improving the landscaping in that same area. Ynette will have a meeting with some of the neighbors to hear their concerns and opinions as to the direction this improvement should take. A long term plan and a short term plan will be developed taking budgeting into consideration. T&T has been asked to replace the bark in the flower beds with the same stone that is in the other HOA flowerbeds.

City of Idaho Falls' engineering department has placed the HOA on a list. As soon as they can get to it they will come out and define the HOA/City property lines. This will need to be done before any improvements can begin (fencing or otherwise)

Treasurer Report²

Susan presented the HOA's Balance Sheet / Profit & Loss Statements. The HOA has \$70,580.00 in cash accounts at Mountain America Credit Union. A listing of all disbursements since the last Board Meeting was presented. A Motion to Approve was passed by the Board. A discussion was held concerning the amount that has been spent thus far compared to what was budgeted. The HOA is on track to stay within budget this fiscal year, which ends September 30, 2023.

¹ Minutes of April 20, 2023 Meeting

² Treasurer's Report

There are new homeowners at 4060 Barossa Drive. No Contact Information has been submitted. Lavinda will contact them to obtain this information.

Committee Updates by Chairperson

Lighting at entrances ~ Christopher has reviewed the areas and made suggestions as to what can be done to improve the lighting at both entrances to Waterford. We would like to move forward with this improvement. A discussion was also held as to some means of providing power to the center island at the north entrance so the trees could have holiday lights. A solar solution might be possible. Christopher will explore this.

Architectural Control Committee ~ Ynette Marx reported that a request for a concrete pad has been submitted to the committee. She will check on the setback requirements and then let the homeowner know they can move forward based on that information. The homeowner also requested permission to install a 12' fence on the front side of the house where the concrete pad will be. This is against HOA CC&R's so he will be informed that the request is denied.

Compliance Committee ~ Candace Mitcham - Christopher will ask Candace to move forward with this committee.

Landscaping & Property Committee ~ John Cleveland will be working with T&T on some broken sprinkler heads that was made known to him.

Activities & Social Events Committee ~ Lavinda Hedman

Garage Sale Coming Up - Susan will send out the flier this weekend as the event is planned for the 3rd Saturday of June

Ice Cream Social

Newsletter & Communications Committee ~ Susan Dewey will be sending out a notice to the HOA that she will be available for notary services as the HOA paid for the renewal of her Notary so it is available for HOA legal documents.

Other Items

Darren Rhoades ~ He contacted the HOA to inform us that he is going to be in the middle of a re-construction since his home was recently flooded. It will require the placement of a dump trailer in front of his home for 2-4 months. He was concerned that it would be allowed and wanted to make certain was a good neighbor. The Board was appreciative of his efforts during this difficult time for his family.

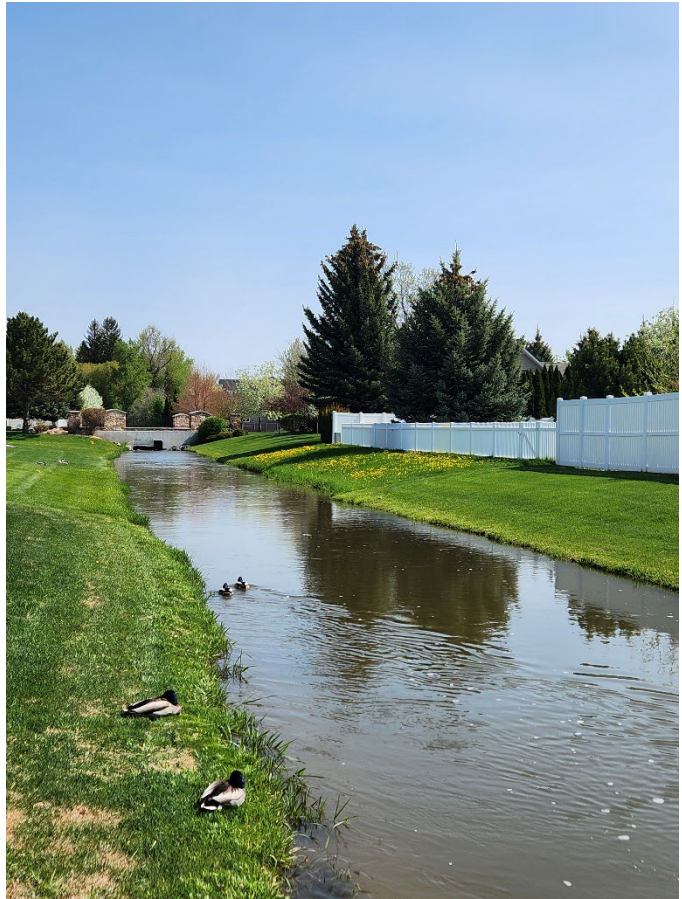
The Next Meeting will be held June 21, 2023 at 6:30 p.m. at Susan Dewey's home.

Canal Clean Up Project 2023



This is the area near the pump, looking north up the canal. We have asked T&T for a bid to landscape the dirt/weed area

Canal Clean Up Project 2023



Photos of Canal after cleanup



Canal Clean Up Project 2023

End of Burgundy after city cleaned up the wetland area







