
MINUTES—Annual Meeting, Waterford Homeowners' Association

October 13, 2018
First Evangelical Lutheran Church
10:00 a.m.

Board Members Present: Darrell Dietz, Laura Macbeth and Susan West
Households Present: 22; Proxies Received 8; Ballots Received by Mail 10

Darrell Dietz welcomed homeowners. Quorum was established (18 members and/or proxies needed) and Proof of Notice was provided indicating that notice of the Annual Meeting was mailed at least 10 days in advance. Motion to dismiss reading out loud the minutes from the 2017 Annual Meeting was made, seconded, and approved. Written copies of the meeting were available for members to read.

The Treasurer's Report was presented and explained for fiscal year Oct. 1 2017 to Sept. 30, 2018.

• Income	35,292
• Expenses	
1. Insurance	1,360
2. Landscaping	16,793
3. Snow Removal	1,260
4. Decorations & Social	220
5. Utilities	1,848
6. Postage & Office	325
7. Quickbooks Update and Training	0
8. Professional Fees	0
Total Expenses	<u>\$21,806</u>
Net Income	\$13,486

Previous Year Comparison

	2017	2018
Income	35,508	35,292
Expenses		
1. Insurance	1319	1,360
2. Landscaping	27,097	16,793
3. Snow Removal	2,160	1,260
4. Decorations & Social	1,061	220
5. Utilities	2,275	1,848
6. Postage & Office	363	325
7. Quickbook Update/Training	414	0
8. Professional Fees	5,040	0
TOTAL EXPENSES	39,729	21,806
NET INCOME	<4,221>	13,486

Landscaping figures are significantly lower this year due to contracting with a new provider. We are currently using TnT and are on a flat monthly rate agreement. Sprinkler repair and snow removal are in addition to the flat monthly rate. The following chart gives an overall picture, though the 2017-2018 figures combine services from Yard Butler (fall 2017 and winter 2018) with TnT services that began in spring of 2018.

LANDSCAPING COMPARISON

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
Fall Cleanup	540	920	680	600	650	
Fertilize	1,104	2,070	1,845	1845	2525	
Mowing	4,410	5,460	6,720	4410	6300	
Prune & Trim	3,132	3,335	2,975	4005	3290	
Pre-Emergent Spray	240	240	255	280	285	
Broadleaf Lawn Weed Control	225		225	275	550	
Round-Up Spray	1,055	1,435	2,070	865	2070	
Tree & Shrub Spray	933	965	1,493	1590	1680	
Spring Cleanup	455	510	675	560	720	
Sprinkler Repair	2,341	969	1,723	741	6427	3091
Weeding	480	1,815	2,385	1255	2275	
Sprinkler On/Off	500	500	500	500	250	
Other--plants, edging, etc.	172		591	8850	75	
Snow Removal	1,460	2,160	720	2160	2160	1260
Seasonal Decorations		400	550	450	902	0
Total Landscaping and Groundskeeping	\$17,048	\$20,779	\$23,407	\$28,386	\$30,159	\$18,053

2018 Actual Budget vs. 2019 Projected Budget

	2018	2019
Income	35,292	36,000
Expenses		
1. Insurance	1,360	1,700
2. Landscaping	16,793	18,000
3. Snow Removal	1,260	2,200
4. Decorations* & Social	220	1,200
5. Utilities	1,848	2,000
6. Postage & Office	325	500
7. Quickbook Update/Training	0	50
8. Professional Fees	0	600
9. Optional Landscaping	0	2,500
TOTAL EXPENSES	21,806	28,750
NET INCOME	13,486	7,250

Capital Account

CAPITAL ACCOUNT	
Beginning balance	1,516
Insurance Gain*	15,001
TOTAL	16,517

*Insurance Gains to cover expenses from hail storm

BANK BALANCES

BALANCES	
Checking	21,582
Capital Account	16,517
TOTAL	38,099

Summary of 2018 Achievements

- Saved money! Significant savings came from changing landscaping providers, having no legal expenses, and not installing Christmas lights.
- Well attended ice cream social
- Worked with homeowners on repairs from the hail storm.
- Approved new construction, fencing, landscaping, sheds, satellite dishes, etc.
- Collected dues and paid association bills
- Had very few boat and trailer violations

Plans for 2019

- Add money into the capital account (money set aside for major expenses like pump repair, phase three of the fence replacement, legal expenses, etc.)
- Complete Phase Three of fence replacement. The Board has decided to apply the insurance money received for hail damages to the wooden fencing and apply it towards replacing it with vinyl fencing. The walkway runs between Napa Dr. and Burgundy Dr. Homeowners agreed with this decision.
- Complete fencing repairs from hail damage on 5th West
- Increase our insurance coverage
- Begin upgrading landscaping in entrances
- Host neighborhood Ice Cream Social

Association Appearance

- We have significant overgrowth in our association landscaping, particularly at the entrances. In 2018 we would like to improve the look of our entrances by removing much of the overgrowth and adding a variety of plants that would provide color throughout the growing season.
- In the coming years, we will consider replacing the bark in the planted areas with rock so that it is a one-time expense and will retain its color. A homeowner recommended Wolverine Landscaping and HK Contractors for rock.
- Homeowner recommended talking with Eagle Rock nursery and Town and Country for design help. Shirley Friedenberger volunteered to help with this effort.
- Several homeowners noted that the plum trees on the walkway on 5th west need pruning. The Board will make sure TnT trims them with our upcoming fall pruning.

Homeowner Input

- **Painting of front doors on Townhomes:** The CC&Rs that apply to townhomes state that “it is the intent of the Declarant that this development maintain a common and compatible design and appearance scheme and the exteriors of all buildings within the said Property be uniform. Therefore no Owner of any Lot or unit shall change the exterior appearance of any building or dwelling unless such change is in conformity with a uniform design and appearance scheme approved by the ACC.” The Board asked the members, particularly of the townhomes, if painting a front door on a townhome could be considered compatible with the stated covenant. (several requests to paint front doors have been received and denied). Homeowners responded that painting a front door in the townhomes would allow some individuality for the homeowner but would not change the overall look. Consistent roofing, siding and windows would provide the consistency, while a front door is a small area, most which cannot be seen from the street, or are partially covered by screen doors. The advisory thoughts will be referred to the ACC.
- **House Numbers:** North townhome owners have very small house numbers on their homes that is both a safety issue, and which are starting to come apart. Homeowners would like some guidance as to what would be acceptable when they go to replace them.
- **Exterior Townhome Lights:** North townhome owners have exterior lights that are looking worn and they would like to replace. They would like to have direction on what replacement lights would be acceptable.
- **Ice Cream Social:** Some homeowners did not come to the ice cream social because it was held in the park and they could not walk down the hill. Flat access can be made by coming through the yard at 419 Napa, but this detail needs to be more proximately featured on the flyer.
- **Basketball hoop in townhomes:** Phyllis Tobias, a townhome owner, asked if she could put up a basketball hoop in her driveway for her grandson. We told her that we would send the matter to the ACC for advisement.
- **Christmas Lights:** Homeowners were asked how much they were interested in having Christmas lights in our entrances. The previous low-cost provider the association has used is no longer available. Homeowners gave an advisory vote and suggested spending \$1000

on Christmas lighting for 2018. Homeowners were invited to give recommendation on lighting providers.

Election of Board of Directors

- John Cleveland was nominated from the floor
- Audie Trudell was elected for a three-year term with 32 votes
- Fred Armstrong was elected for a three-year term with 32 votes

Motion to adjourn was approved.