

**WATERFORD HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**February 25, 2025 7:00 p.m.**

**Members Attending:**

John Cleveland, Susan Dewey, Lavinda Hedman, and Ynette Marx. Abe Romo, Laura Macbeth, Christopher Mitcham were not present.

**Welcome & Opening:** Susan will take minutes.

**Secretary Items** - The Minutes<sup>1</sup> from the meeting of January 14, 2025, were reviewed and approved. Members' names will be redacted for publication on HOA's website.

**Treasurer's Report<sup>2</sup> -**

Susan presented the balance Sheet, profit and loss statement, and the checks written since the last board meeting. As of this date there are 11 members with outstanding dues. This is 6% of the membership. Each of these have been charged a \$3.00 late fee. Susan will mail a reminder to each of these homeowners.

The HOA has \$62,849.64 in the Mountain America Credit Union accounts. The three Certificates of Deposits matured in January and were rolled over into 6 months CD again.

Susan was directed to contact T & & Landscaping to see if their prices have changed for the upcoming year.

Susan was made aware that one of the homes in the HOA was sold last November. The title company did not charge the transfer fee or send us any documents. Susan will make a personal visit to collect the dues and the transfer fee.

Susan will do some research into finding other credit card processors, hopefully to find better rates than Intuit charges. This will not become an issue again until next November.

There was a motion made and passed to accept the Treasurer's Report.

**Current Business**

Susan presented a letter concerning the Corporate Transparency Act. Susan will contact our accountant to see if there is something the HOA needs to file with the state.

The pathway between Napa and Burgundy has standing water in one section. John will contact T&T to see about possibly installing a french drain there to take care of it.

The light at the north entrance sign is out again.

A discussion was held concerning snow removal on the sidewalks throughout the HOA when there is 6 or more inches. This will be discussed next month and at the annual meeting.

Ann Tyson is moving and has therefore resigned from the ACC. Ynette will compose an email soliciting a replacement.

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<sup>1</sup> Minutes

<sup>2</sup> Treasurer's Report

**Leadership for Committees** - Board Assignments - tabled  
**Board Training** - Ynette - tabled  
**Canal Upkeep** - Christopher - no report, tabled  
**Business Signage** (homeowners putting up signs) - tabled until March meeting  
**Develop Online ACC Requests** - Susan & Ynette will work on this  
**Burgundy** - plant more trees - tabled until spring  
**Holiday Lights** - Christopher  
**Update & Upgrade the Signs at HOA entrances** - Paint refresh - no report, tabled  
**New Vegetation & Rock in HOA entrance** - tabled until closer to spring  
**ADA Access to playground area** - Susan and Ynette will work up a letter to the city.  
**CCR & Compliance** Ynette - two homeowners have still not responded to our request for a landscaping plan. Ynette will be contacting them both.

Next Meeting March 18, 2025 at 6:30 p.m.