

**Waterford Homeowners' Association
Board Meeting
September 9, 2025**

Members Attending: John Cleveland, Susan Dewey, Ynette Marx, Lavinda Hedman, Laura Macbeth, Abe Romo

Welcome and Opening: John

Secretary items: Laura

The minutes of August 19, 2025 were reviewed and approved with minor changes.

Treasurer Report: Susan

Balance sheet with a balance of \$45,904.3; along with the Profit and Loss Report were reviewed. A motion to accept these items was seconded and passed. A motion was made, seconded, and passed to approve \$160 dollars for stamps.

Current Business:

██████████ owner of home at 393 Napa, has not moved the trailer. She will be assessed \$25 per day until it is moved.

Website: Lavinda is working on it. She will contact ██████████ to help her.

Landscaping: John

TNT has raised the mower for the HOA property by ██████████'s house. John stated that it is the owner's responsibility to water it if it is dry. ██████████ has been mowing it.

ACC Updates: Ynette

██████████ deck has been approved by the ACC. It was approved by the Board also. ██████████ at 409 Silverado wants to widen his driveway to match the steps going to his house. He will change the drain to go underneath the cement. It will be a French drain. He will adjust the sprinklers as needed. He plans to start the project at the end of September. This has been approved by the ACC. The Board also approved his project.

The greenhouse for ██████████ has already been put up. It doesn't meet the requirement for the height (9 1/2 ft), and has no fence around it. Ynette will compose a letter, with the fine for putting up the greenhouse without approval. Susan will send the letter to them.

Ynette called Turner Signs concerning our signs at the entrance to the HOA. He was very helpful. He said that the sign isn't stucco, but cement. The letters are metal so they can be taken off and put back on without damaging them. He suggested that we have a handyman clean and replace the bulbs. He said it would be between \$6 to

\$10,000 and take a long time to completely redo the signs. He also suggested an electrician to do the lights if cleaning doesn't give us as much light as we want.

Activities and Social: Lavinda

We will discuss the refreshments for the annual meeting at the planning meeting.

Annual Meeting: Susan will get the PowerPoint ready. We will have a planning meeting September 30, 2025 at 6:30.

Next Board Meeting: November 11, 2025.