

WATERFORD HOMEOWNERS' ASSOCIATION

BOARD MEETING AGENDA

March 18, 2025 6:30 p.m.

Members Attending:

John Cleveland, Susan Dewey,n, Christopher Mitcham, Ynette Marx, and Abe Romo. Lavinda Hedman and Laura Macbeth were excused.

Welcome & Opening: John

Secretary Items - The Minutes from the meeting of February 25, 2025, were reviewed and approved. Members' names will be redacted for publication on HOA's website.

Treasurer's Report¹

Susan presented the Treasurer's Report, which included the Balance Sheet and the Profit & Loss Report, along with a report of all disbursements Since February 25, 2025; and a report of the outstanding dues. There are two members that have not paid their dues. They have been advised that if the dues are not paid by April 1, 2025, a lien will be placed on their property. They will be charged a \$135 processing fee and a \$10 filing fee. It was noted that one member promised payment TODAY. Ynette will reach out to the other past-due homeowners to collect their dues. Susan has asked that the project of finding a new credit card processor be delayed until later in the year as there will be no activity until next October.

The HOA has \$63,301.81 in savings, checking, and certificate accounts. There are no outstanding bills. A total of \$34,452.00 has been collected for the 2025 dues.

Current Business

T&T Lawn Services² has submitted a bid for the upcoming year. A comparison of the 2023 and 2024 contracts and this new bid identified a \$287 increase in costs for the year. The board approved a motion to continue with T&T for the upcoming summer. It was noted that although the bid did not include snow removal, T&T informed the treasurer that the previous cost of \$195 per visit will remain the same for next winter.

The ACC has been working with a member to resolve landscaping and fencing issues. The board passed a motion that the existing fence be approved as is. The landscaping issues have yet to be resolved. Ynette will work with them to get some kind of resolution.

John is working towards a solution for the standing water/ice on the Burgundy path during winter months. A drainage system will be put in place. Homeowners will be invited to work on the project.

Updating the entrance signage - Ynette will get quotes for this from a couple of sign companies. The goal is to have it done during the upcoming warmer months.

A call will be put into the city concerning the ADA access to the playground park to see if we can start working on a proposal to the City of Idaho Falls.

Susan reported that the Corporate Transparency Act does not apply to non-profit organizations so the HOA does not have to submit the information to the State of Idaho.

¹ Treasurer's Report

² T&T Contract Documents.

It was reported that a new renter in the subdivision was parking their garbage cans outside the front of the garage. Susan had a conversation with the renter and the matter was resolved.

Christopher will be working on painting the pump in the upcoming weeks. He will also connect with Joe Keller to learn more about the canal system that is the HOA responsibility.

Board Training - Ynette will present some training next month.

Online ACC Requests will be developed this summer.

Burgundy - plant more trees - this will be addressed this upcoming summer.

New Vegetation & Rock in HOA entrance was tabled until closer to spring

Next Meeting will be held April 29, 2025. This will be a combined April and May Board Meeting.