

WATERFORD HOMEOWNER'S ANNUAL MEETING

OCTOBER 16, 2010

BOARD MEMBERS PRESENT

DAVE LAUG

LINDA CALIVA

LORI FURSTENAU

23 HOUSEHOLDS WERE REPRESENTED IN PERSON

Numerous Ballots have been received by mail and were presented at the meeting.

Linda Caliva called the meeting to order and asked for the minutes of the 2009 annual meeting be read.

Lori read the minutes from the 2009 homeowners meeting. A motion was made to accept the minutes as read. The motion was seconded, voted upon and passed.

Ballots were collected by Dave Laug for counting. Lori called for any nominations from the floor prior to a final count of the votes. One homeowner nominated Laurie Gaffney as a write-in candidate to fill the one year term vacancy on the board. The nomination was seconded and carried.

There being no other nominations from the floor, the motion to close nominations was made, seconded and passed.

Lori read the financial statement as of September 30, 2010. Some discussion took place regarding outstanding homeowner's dues. Lori stated that there are currently four property owners who are delinquent in paying their annual dues. One of the parcels is due to go for tax deed in January 2011 for non-payment of property taxes. One property is currently listed for sale, and the other two are simply not in compliance. A motion was made to accept the financial statement as read, the motion was seconded and passed.

Lori read the proposed budget for the 2011 year. The annual budget was created based upon the actual financial activity taking place from January 1 through September 30, 2010. One

property owner questioned whether or not the accounting periods could be changed so that we were not looking at a nine month financial statement and a twelve month budget. Lori will look into how this may be accomplished.

Ballot Count:

Three Year Term:

Aaron Wilson received 29 votes

Laurie Gaffney Received 5 votes

One Year Term

Kortney Klinkel received 16 votes

Kelley Alvarez received 15 votes

Kari Campos received 1 vote

A homeowner asked if the association had ever given thought to replacing the wooden fence along 5th West with a more permanent fence similar to the fences along Sunnyside or Stonebrook area. Linda stated that the board would look into obtaining bids but that this would be a long term project and funds would need to be designated for such a large expenditure.

One homeowner asked if the contract for yard maintenance and snow removal was coming up for renewal. Dave explained that indeed the contract is up for bid in the spring and quotes will be obtained by the maintenance committee at that time.

A homeowner asked about the legal case between the association and a homeowner who has repeatedly failed to comply with the covenants. Linda explained that since the case is currently in litigation, it would not be in the association's best interest to discuss it in a public forum, but that anyone wishing to review the complaint could contact any board member to make arrangements to review a copy of the complaint in its' entirety. The homeowner then asked if the association were to lose the case, if the case would be appealed. Linda explained that it would depend on the outcome of the case. Linda stated that it is the board's responsibility to enforce the CCR's of the association.

One homeowner asked if there was the possibility that there could be a general meeting held to review and possibly modify the CCRs. Linda responded that the board was exploring the idea of sending a survey with the annual dues invoices to determine how the majority of homeowners feel about changing the CCRs. She went on to say that some of the CCRs have already been modified by vote of prior boards.

One homeowner asked about where to obtain a copy of the CCRs. Linda explained that each property owner is supposed to receive a copy from their Title company as a part of their closing documents.

A homeowner suggested that the CCRs could be posted on the Waterford web-site and that someone would need to contact Dave Childs who has developed the web-site thus far. Lori will contact Dave regarding this matter.

There being no further business before the association, the motion to adjourn was made, seconded and passed.

Meeting adjourned at 11:05 a.m.