

WATERFORD HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

February 20, 2024 6:30 p.m.

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

Welcome & Opening: John

Secretary Items - The Minutes from the meeting of January 30, 2023 were presented. A motion was made and passed to accept the minutes as present, with no corrections or additions.

Treasurer Report

- The Balance Sheet & Profit & Loss Statement were presented. The HOA has \$76,268.70 in cash accounts, including the checking, money market savings, and three certificates of deposit.
- Check Written Since Last Board Meeting - A motion was made and approved to accept the one check written since the last meeting. There were no Debit Card Transactions.
- There are three homeowners that have not paid their dues. They will be contacted individually. The names of these homeowners will not be published in the Treasurer's Report.
- A map of Waterford Homeowners was presented to each board member. There are some corrections to be made. Susan will make them and forward the map to Abe to proof.
- A discussion was held concerning the upcoming QuickBooks Upgrade requirements. Susan was in favor of just continuing as we are until we are forced to change on an online platform, which could cost up to \$100 per month. The board requested she look into other options further.
- Susan will arrange for Christopher & Abe to be signers on the MACU accounts. The Board approved the addition of these board members to the account.
- A motion was made and passed to accept the Treasurer's Report as submitted.

Volunteers & Committee Updates by Chairperson

Architectural Control Committee ~ Ynette Marx

- A copy of the ACC Decisions History was distributed to each board member.
- A discussion was held concerning the ACC's decision on solar panels. Some of the committee members did not want them allowed at all, but the law will not allow the HOA to implement such a rule. The committee determined that the panels must be made of black or other dark materials in order to blend in to the roof as much as possible. Homeowners must secure an insurance rider for the panels in the event of water or other damage to the solar system. Homeowners with damages from another's system will have to resolve any disputes between themselves as the HOA has no jurisdiction in the matter.
- Handicap Access to Park and Playground. The city will work with us, especially if we are willing to help with the cost to install the access. Ynette will find out what will be necessary to move forward with this as such requests are due in March. She noted that ADA funds are separate from city budget funds.
- The Gustafsen Canal Policy was approved by the board, with the addition that contact information for the canal district be included in the policy. The final policy will be sent to all the homeowners along the canal.
- The [REDACTED] will be invited to the next board meeting to discuss the issues concerning their yard.

Landscaping ~ John Cleveland

- Burgundy - John and Ynette will gather the homeowners at the end of Burgundy to come up with a plan for upgrading the entire area, including fencing.

- South Entrance - The board approved the \$6400 capital expense to improve the area at the south entrance near the pump. This will involve approximately 300 sq ft of planter bed with rock, metal edging, 6 shrubs, sod, and additional sprinklers.
- North Entrance - Possibly Grind out the Stumps. Susan will find out a price to grind the stumps at the north entrance. Ynette has contact information for someone that can do it economically.
- 2024 Contract - T & T has agreed to keep our contract pricing from 2023 in place for 2024. Susan will move forward with this contract and complete the budget.

There will not be a board meeting in March unless warranted.