

Waterford Homeowners' Association
Board Meeting
Minutes September 24, 2024

Members Attending: John Cleveland, Susan Dewey, Lavinda Hedman, and Ynette Marx by phone. Laura Macbeth, Christopher Mitcham, and Abe Romo were excused. As everyone had been notified of the meeting, those in attendance constituted a quorum.

Welcome and Opening: John

Secretary Items: Minutes from August 19, 2024, were reviewed. A motion was made and approved to accept the minutes.

Treasurer's Report: Susan presented the Balance Sheet and Profit and Loss Statement. The only debit card transaction to be approved was the payment for QuickBooks. A motion was made to approve the charge.

Susan noted that the transition to QB Online has been fairly smooth. We can have up to 5 users, with varying levels of access. She would like to have another board member, possibly the secretary, to have access to the customer and report files, but not access to the financial portion. This can be addressed at the first meeting of the new board.

The annual fee for our website will be withdrawn on 10.4.24. It will be \$279.00. A motion was made and approved to accept the expense.

We haven't heard from [REDACTED] concerning unpaid dues even though we have tried to contact him several times. A house house visit was recommended.

A motion was made and approved to accept the treasurer's report.

Annual Meeting: The date of October 19, 2024 was set. It will begin at 10 AM. Susan has reserved the building and paid the \$50 rental fee. The outdoor signs are ready to put up. Susan will take care of this tomorrow.

Officers Election and Interested Candidates:

Martine Herbst 801-372-1454; 3905 Silverado I would be interested in being considered for the Architectural Control Committee position. I have been on an HOA board for 21 years prior to moving to Idaho, as both the Board President and the Treasurer. I have filled the role of backup Treasurer on and off for years, so the Architectural position would be something new to try.

J. Doug Hall 208-521-1405; 4058 Tuscan Doug is a retired engineer from INL. He loves to fish. He and his wife enjoy their grandchildren. He and his wife Jolene moved into Waterford in 2021.

Ron Porter 208-520-9889; 3785 Barossa. Ron is a pediatrician. He and his wife, Kari, moved to Idaho Falls in 1997. They opened Idaho Falls Pediatrics in 1999 and moved into Waterford in 2008. He looks forward to serving the HOA.

Susan West has also mentioned a possible interest in returning to the board.

Ynette and Laura will also be on the ballot as incumbents.

Ynette will contact all of the candidates and get a short biography from each. She will request that a photo be sent to Susan, who will prepare a letter to the membership.

Landscaping: John

The final T & T bid for Burgundy was discussed as well as information from other fence companies. It was entered into the record that the T & T bid has been approved. They are working on it now.

There is a broken fence behind 3934 Tuscan, a result of the big rain storm earlier this summer. John will contact T&T to get it repaired while they are doing the Burgundy fencing.

Entrance Signs Update - Christopher indicated he will have the new lights up by this weekend. Stephen Marx has offered to help. The bid from Jewell Electric was \$1017.00. Christopher purchased the materials for \$225.00.

Canal Bank Issues - The HOA received a letter from a homeowner concerning the ducks along the canal that are being fed and therefore the number has increased tremendously. This is against city code. It is also detrimental to the landscaping along the canal, which is. Ynette will talk to the two homeowners involved. One has already agreed to remove the duck feeders.

Compliance Updates: Ynette

██████████: The Bing Cherry tree has been approved. The vole problem seems to be clearing up. The neighbors have reported no voles.

██████████ He has been communicating with Ynette and has asked for everything to be spelled out in writing. The issues involve fencing, debris, untidiness and a trailer parked in the driveway. Ynette will continue to work with him.

██████ Ynette left them messages telling them that they need a landscaping plan submitted, as well as a fencing plan.

██████ Ynette sent them a text and a voicemail. They need a landscaping plan for their fence.

██████ They have had a trailer parked in their driveway for several weeks. It was for sale, but the sign is now gone. Now there is a utility trailer in the driveway, too. Susan will send them a letter and hand deliver it.

██████ - the ACC approved his request for a pergola. A confirmation letter will be sent to them.

██████ - her request to paint her house has been put on hold for now. She is aware that anything she does in that direction must have ACC approval.

Political Signs - the HOA received a complaint about a household that was displaying political signs. The complaint was not received in a timely manner. The HOA must give a 3 day notice to have them removed. Political signs can go up six weeks prior to an election and must come down within one week after the election. The HOA received the letter 2 days before the start of the six week period. The board decided to take no action this year, but will send out notices each in plenty of time to let everyone know the rules.

Commercial Signs - Businesses are not allowed to put up commercial signs within the HOA. This includes "Open House" and "Holiday Lighting" type signs. In the future a call will be made to the owner of the sign telling them it must be removed or it will be thrown away. A time frame will be given.

Activities and Social: Lavinda
Lavinda will take care of refreshments for the annual meeting.

Newsletter & Communications Committee: Susan
Susan sent a notice out concerning the Annual Meeting, October 19 on September 19, 2024, as required. Susan will send another notice out once the candidates have been determined.

Next Meeting: October 15, 2024, at 6:30. We will review the powerpoint presentation and make further assignments.