

Waterford Homeowners' Association
Board of Directors Meeting
November 18, 2025
Minutes

Those in attendance: John Cleveland; Lavinda Hedman; Susan Dewey, Ynette Marx, Abraham Romo, and Rachel Hoy.

Welcome: John Cleveland

Minutes from last meetings, held September 9, 2025, and September 16, 2025, were attached to the agenda. After reviewing the minutes, a motion was called to accept the minutes as presented, or with the following changes/corrections. Once approved, member names will be redacted, and minutes will be posted on our website.

Change: In the September 16, 2025 remove the statement that the board declined to address the [REDACTED] ACC request at the annual meeting. Susan will make that change and redact the minutes so they can be posted on the HOA website.

Elections: As per the Waterford Homeowners' Association Bylaws, the officer elections are to be held at the first meeting of the board of directors following the annual meeting.

Those positions which must be filled:

President	Vice President
Secretary	Treasurer
ACC Chair	

A discussion concerning the roles and possible candidates and their preferences was held prior to the actual election. Officers serve for one-year terms.

The results of the election:

President	John Cleveland
Vice President	Abraham Romo
Secretary/Treasurer	Susan Dewey
ACC Chair	Ynette Marx
Webmaster	Lavinda Hedman
Events & Activities Committee	Rachel Hoy

Laura Macbeth has resigned from the board, effective November 6, 2025. A certificate of appreciation, along with a \$100 gift card, will be presented to Laura. Ynette will deliver them to Laura.

Susan requested that the resignation letter not become part of the permanent HOA records. The board agreed to the request.

Laura's replacement on the board is by appointment. The new member will be serving for the remainder of Laura's term, which would be two years. Possible candidates:

[REDACTED]

Board Members will reach out to these people and report to the board via text messages.

Treasurer's Report: Susan Dewey

Reports from October 1, 2025, to the present:

- Income Statement: The HOA has \$37,702.91 in checking, certificates, and the money market account. There has been \$7,672.00 paid to the HOA for dues, even though they are not due until December 31, 2025.
- Expense Report: Fiscal Year to Date (FYTD) the expenses total \$6,670.34, which includes the \$1,500.00 spent to upgrade the entrance lighting.
- Payment Report – Withdrawals since last meeting, which includes debit card purchases for office supplies and annual meeting expenses. The receipts are attached to the Treasurer's Report.
- Outstanding penalties & fines: [REDACTED] have an outstanding invoice for a penalty for putting up the greenhouse without final approval. The board agreed that the policy states the fee will be waived if a resolution is found. Therefore, the penalty will be removed from the account.
- The other fines were for parking a commercial trailer in the street, which is against HOA rules. The board voted that we pursue collection of these fines. There is a total of \$200.00.
- Unused \$100 Gift Card, which was to go to outgoing board member [REDACTED]. He has moved out of the area and we have no way of reaching him. The card will be held for future use.
- MACU Issues – Susan will take care of this and contact Rachel with instructions.
 - Remove Laura Macbeth from the MACU bank accounts
 - Add Rachel to the MACU bank accounts
- Holiday Lights Advance for Top Tier has requested an advance of \$1,000.00 for the rental of the lift. They will be starting the installation of the lights this coming weekend. The board approved issuing the advance check.

Policy concerning HOA Homes Currently being rented on long term (more than 30 days). This matter was tabled until the next meeting. Everyone was to be prepared to discuss it and approve/not approve at the January meeting.

New Members - A new version of the welcome packet will be prepared. Rachel will make plans to deliver it to the following new homeowners:

[REDACTED]	[REDACTED]	11/6/25
[REDACTED]	[REDACTED]	10/24/25

ACC Committee – Ynette

Update on antennae – it has been installed in the homeowner's attic, which seems to be working adequately.

Update on [REDACTED] fence – this has been put on hold until spring.

Ynette would like time at the January meeting for training on ACC rules and regulations

Update on website – Lavinda will be updating the website on a regular basis.

Update on Signs – Abe reported that the lighting on the entrance signs is finished. As to painting and repairing the signs, it will wait until spring. John was asked to inquire about lighting on the path between Napa and Burgundy. T & T Landscaping will be asked to make sure the sidewalk on our portion of the walk between Barossa and Georgetown Court is plowed.

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ManageCASA report from Susan. The files are still not accessible with the board log in. Susan is working on this.

Committees – John recommended that this be addressed at the January meeting. There are some suggestions.

The following committees need to be staffed:

Architectural Control Committee - Ynette will continue to be the liaison between the board and the ACC Committee. The current ACC Committee consists of [REDACTED]

Compliance Committee - [REDACTED] has volunteered to be on this committee.

Events & Social Activities, Yard Sale - Rachel will be in charge of this committee. Michele Dominguez and Tom Jones have volunteered to be on this committee. Patricia Haefner has also indicated she would serve on this committee. Tom Jones and Margaret Brooks have volunteered to do the 4th of July decorations.

Communication –

Landscaping & Property – Tom Jones, Constance Blyth, Patricia & Daryl Haefner have volunteered to be on this committee.

Next Board Meeting _____