

WATERFORD HOMEOWNERS' ASSOCIATION
Board Meeting
Minutes
May 31, 2025

Those in attendance: Ynette Marx, John Cleveland, Abe Romo, Lavinda Heeman, and Susan Dewey

Notes:

At the last meeting it was determined that the vegetation on Waterford Homeowners' Association property along 5th West was looking less than acceptable. The fact that most of the larger shrubs and plants are more than 25 years old play a part in the project. The goal was to establish a plan to refresh the shrubs and plants along 5th West and at both entrances from 5th West. The possibility of a professional landscape architect was discussed.

Because much of the appearance of the HOA property is under the umbrella of the contract with T&T Landscaping, it was decided to start with T&T Landscaping. Subsequently, Susan, Ynette, and Laura Macbeth met with Philipe from T&T Landscaping. It was determined that the HOA needs to pinpoint which shrubs and bushes need to come out and then give T & T Landscaping direction.

As a result, members of the board met Saturday morning on May 31, 2025, to discuss the landscaping and identify the vegetation that needs to be replaced or simply removed. Each plant/shrub to be removed was tagged.

The following issues came from that meeting and should be addressed through our contract with T&T:

1. All of the pine trees need to be trimmed up four feet from the ground. They look awful and they are probably contributing to the poor health of some of the plants. This should be under the current T&T contract for "pruning."
2. All of the flower beds had LARGE weedd growing in them. This needs to be taken care of immediately.
3. At the end of Burgundy there is some brown grass near the new trees which needs to be addressed.
4. The tree rings that were installed at the walkway on Napa are full of weeds. They need to be kept up better. Just trimming the weeds down to the rocks does not solve the problem.

The following issues are outside the scope of the HOA's contract and need to be addressed as well:

1. Dogwoods. There are a great number of dogwood trees along 5th West. They are not thriving. There is a lot of dead wood in them. Ynette is convinced that all they need is pruning and trimming. She worked on one for about 20 minutes and it looks great. We

need to determine if it is cost effective to go that route rather than replace them. Philipe has indicated it would be cost prohibitive to do each bush individually.

2. The vegetation in front of the Waterford signs covers up the sign and will only get worse as the rose bushes grow. The possibility of moving them was discussed. The board felt that the vegetation in front of the signs should be no taller than 2'.
3. No "stickery" or thorny bushes or shrubs should be planted. Some colorful blooming plants would be preferred rather than the basic shrubs the HOA has been getting by with.
4. Moving to rock in all the flower beds was discussed. However, most of the bark along 5th West was just refreshed. So maybe phase in the rock as needed. The two beds inside the 2nd entrance need new bark at this time, so start with them, putting in rock as we go.
5. The cost for all these issues must be addressed. The first step will be to:
 - a. Dogwoods: There are 57 along 5th West & the entrances. We need to determine whether it is more cost effective to prune them or replace them. Pin down the cost to remove/replace v. cost to prune.
 - b. Determine the cost to remove everything else that is dead or partially dead, everything that has been tagged.
 - c. Cost to replant/replenish, possibly over a 2-year period. The possibility of using decorative rocks was put forth. Planting bushes/shrubs/flowering perennials need to be investigated.
 - d. The center island at the north HOA entrance was discussed. The option of putting in some large decorative rocks (no flowerbeds) was discussed.

The board would like to meet with the manager of T&T. Susan will try to set up a meeting for Thursday late afternoon.