

Waterford Homeowners 2014 Annual Meeting Minutes

Date: Oct 25, 2014 **Time:** 10:00 a.m.

Board Members Present: Dave Black, Audie Trudell, Susan West, Jon Bunnell

Number of Members Present: 26

Meeting Opened: Dave Black called the meeting to order. Quorum and Proof of Notice of annual meeting was established. Dick Mitchell was thanked for sponsoring our use of the Church for our meeting.

Reading of the prior year's meeting minutes: A motion was made, seconded, and passed to forego the reading of the prior year's meeting. Written copies of the minutes were available for members to read.

FINANCIAL REPORT 2014:

INCOME

	ACTUAL FY 14	BUDGET FY 14	BUDGET FY 15
Total Income	\$32,989	\$33,485	\$33,000
Dues	32,365	32,400	32,400

Note: Late fees, transfer fees, and interest account for about \$600

EXPENSES

	ACTUAL FY 14	BUDGET FY 14	BUDGET FY 15
Insurance	\$1,231	\$1,330	\$1,300

Note: Coverage includes \$2 Million liability, \$1 Million directors errors and omissions, and Property insurance with \$500 deductible

Office and Misc.	\$1450	\$865	\$700
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Note: Includes \$150 office supplies, \$350 postage, \$0 in lawyer fees, \$750 for audit of books

Repairs	\$4770	\$6700	\$1000
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Note: Repairs included the cost of painting the fence \$5380, less \$610 recovered from the driver who damaged the fence. For FY 15 the \$1000 is planned for unforeseen damage, or to remove the concrete poles at the N. Sunnyside walkway.

EXPENSES (CONT.)

	ACTUAL FY 14	BUDGET FY 14	BUDGET FY 15
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Utilities	\$803	\$1250	\$900
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Note: We have 4 electric meters: 2 at entrances, and 2 for sprinklers only. We pay a flat fee for water of about \$100 per/yr. The base rate/meter went down from \$25 to \$17.50/month.

Bristol Heights Pump	\$365	\$675	\$500
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Note: Includes electricity to run the pump. In FY 13 we shared the cost to rebuild the pump with Britol Heights. The accountant recommended saving for future large repair bills.

Landscape Details	\$18,219	\$17,000	\$18,000
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Snow Removal	2,160	in landscape	2,100
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Decorations	400	400	400
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Sprinkler Repair	in landscape	1,200 (actual)	in landscape
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Totals	\$20,779	\$18,607	\$20,500
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Landscape Details FY 14

Mowing	\$5,460	Weeding	1,815
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Round-up	1,435	Fall Cleanup	920
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Spray	1,205	Spring Cleanup	510
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Trim	3,115	Sprinkler On/Off	500
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Fertilize	2,070	Sprinkler Repair	970
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TOTAL		\$18,000
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Motion was made, seconded, and passed to accept the financial report

Summary of Activities and Accomplishments in 2014

- Saved \$5,000 for future fence replacement.
- Paid for the painting of the public side of all fencing (actual work was performed in 2013).
- Collected all dues except for one long over-due member. A lien is placed on that property.
- Responded to several requests for approval of outdoor projects.
- Sponsored an ever-popular ice cream social.
- Delayed removing posts in walkway between Sunnyside and Burgundy.
- Delayed repairing metal edging around flower beds.
- Authorized an audit of the association's books. The audit reported the accuracy and completeness of the books as "excellent."

Significant Plans for 2015

In addition to the routine expenses and activities, we plan to:

- Increase participation on our welcoming committee and regularly provide visits to new members
- Consider repairing metal edging around flower beds.
- Consider removing metal posts in walkway.
- Continue to save for fence replacement.
- Address satellite dish installation based on feedback from annual meeting.

Discussion:

- Q: A homeowner asked if we could save postage by opting in to receive the newsletter by email? A: Possibly. The savings would be limited because we generally only send three mailings/year. Our bylaws require the annual meeting/elections notice to be postmarked and mailed to homeowners. Our annual billing we would also want sent by mail.
- Q: What does snow removal cover for private homes? A: None Q: Plowing of streets is a safety issue. Can the HOA help with this? A: Streets are the responsibility of the city. Contact Ed Marohn who is a City Council Member and HAO member with concerns.
- Q: Could we have access to know who the neighbors are on our streets and be given their phone numbers. A: A directory could be put together. Member who would like to volunteer to help with this should let the Board know.
- Q: How much will it cost to replace the fence? A: Current estimate is \$50,000-60,000 for a vinyl fence.
- Q: Could the Board encourage HOA members to recycle? A: A recommendation to do that could be placed in the next mailing.
- Q: Could the Board please communicate to the members who is who on the Board, and especially let members know who to contact for Architectural Control. A: Yes

Satellite Dish Covenant Discussion

Satellite Dish Covenant (from 1999)

- Satellite receivers must be located in the back yard.
- Receiver dishes may be mounted on a dwelling unit only on the rear portion thereof so as to be out-of-sight to the degree reasonably possible, and
- Must be mounted no higher than the eave-line of the roof.
- If a receiver is pole-mounted, then the pole height shall not exceed six (6) feet
- Must receive prior approval of the ACC/Board.

Dish technology has changed since 1999 from big backyard dishes to small roof-mounted dishes. Smaller dishes have been mounted on the roofs of about 8-12 houses in ways that probably would not be approved by the ACC/Board applying the spirit of the covenant.

What should the Board do? Options A. Do nothing. The Dishes are not a problem. Avoid technical/legal issues with moving the dishes. Maintain goodwill. B. Leave current dishes, but require future installations to comply. C. Ask that current non-compliant dishes be moved. D. *Require* that current non-compliant dishes be moved. E. Other? Note: Moving a dish costs about \$45.

Input from HOA members: The satellites are unsightly. Member have agreed to the covenants and should move the dishes. Some members were concerned that real estate agents often give buyers incomplete or misinformation. New dishes should go through the ACC approval process. **Clear Recommendation from HOA members: Board should *require* homeowners to move the dishes.** Also indicated, communication is the key. Board should put a notice with the billing invoice that states the standard to help educate the HOA members.

Nominations

No nominees were received from the floor. Vote tally: Ed Marohn (write in candidate) 1; Jon Bunnell 31. Jake Durtchie 30. Jon Bunelle and Jake Durtchie were each elected to three-year terms.

Adjourn

Motion to adjourn the meeting was made and seconded and passed.