



Homeowners' Association

ANNUAL MEETING

October 18, 2025

Board of Directors

John Cleveland, President

Abraham Romo, Vice President

Susan Dewey, Treasurer

Ynette Marx, CC&R Committee Chair

Laura Macbeth, Secretary

Lavinda Hedman

Establish Quorum & Proof of Notice

Quorum requires 19 members
present, proxies or ballots
representing absent members.

(one member per property)

ANNUAL MEETING





2024 Annual Meeting Minutes Review & Approval

PAGE 5 in Handout

Door Prize Drawing

Treasurer's Report

**FISCAL YEAR:
OCTOBER 1, 2024, to SEPTEMBER 30, 2025**

PAGE 11 in Handout

Income

MEMBERSHIP DUES INCOME	\$34,848.00
TRANSFER FEES INCOME	550.00
LATE FEES	51.00
INTEREST INCOME	<u>1,618.02</u>
<i>TOTAL INCOME</i>	<u>\$37,067.02</u>

Refer to the Handouts Provided at the door for a breakdown of our operating expenses and a three-year comparison

TOTAL OPERATING EXPENSES	\$36,270.08
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INCOME LESS EXPENSES

▶ Gross Income	\$37,067.02
▶ Operating Expenses	\$36,270.08

Net Income \$ 796.94

*Moves into Equity Account (Savings) for Capital Expenditures

CAPITAL EXPENSE “EQUITY” SAVING ACCOUNTS

▶ Beginning Balance on 10/1/24	\$52,287.36
▶ 2025 Net Income	+ <u>\$ 796.94</u>
▶ Total Equity Account	\$53,084.30

2024-25 CAPITAL EQUITY SAVINGS ACCOUNT EXPENDITURES

Capital Improvements & Expenditures		
	Burgundy Street Improvements, including fencing	\$10,650.00
	South 5 th West Improvements	<u>\$6,082.00</u>
	TOTAL CAPITAL IMPROVEMENT EXPENDITURES	\$16,732.00

Total Equity Account	\$53,084.30
Less 2024-2025 Capital Expenses	<u>(16,732.00)</u>
Remaining Capital Expense Equity /Savings	\$36,352.30

BALANCE SHEET

Assets

Checking Account (non- interest bearing)	\$ 31.78
Money Market Savings Account	\$ 11,211.36
Certificates of Deposit (2 Six months CD's)	<u>\$ 25,109.16</u>
TOTAL CASH ON DEPOSIT	\$ 36,352.30

2025 Audit/Review

- The Board made a resolution in 2022 that the Association's records will be Audited every other year and Reviewed in the alternate years.
- The HOA will have the full Audit the end of the Treasurer's first year in office, and again at the end of the Treasurer's third year in office, or before a new Treasurer will take office.
- Present the Audit Letter from CPA

Door Prize Drawing

2024-25 Accomplishments

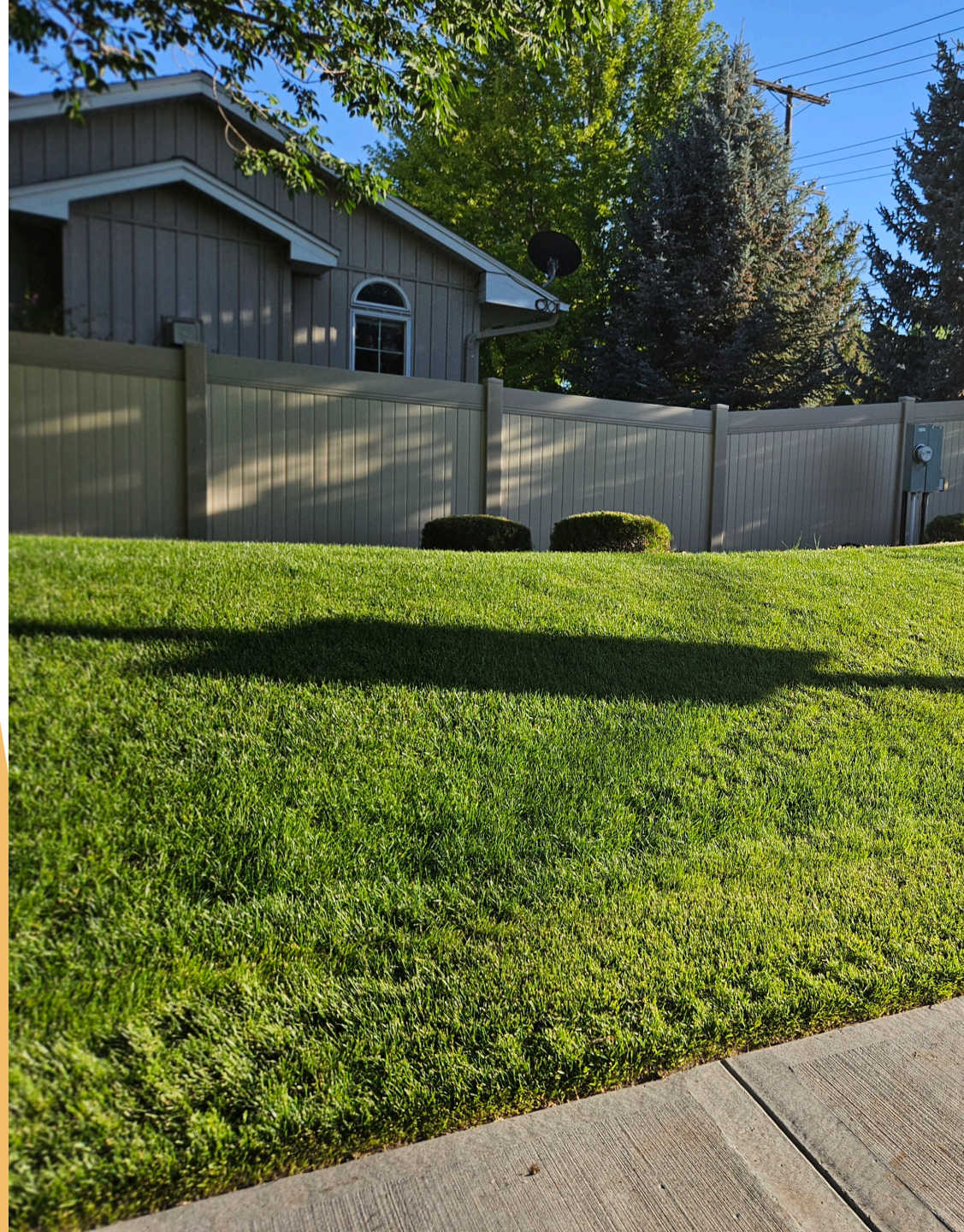
Removed Felled & Dead Trees Around the Neighborhood



The HOA Common Areas along 5th West and at the two entrance were spruced up. Plants that were not thriving were replaced and additional flowers, colorful plants and shrubs were installed.















Holiday Lights



Fourth of July Decorations

Neighborhood Yard Sale



Waterford

**NEIGHBORHOOD
YARD SALE
Saturday**

June 15, 2024

**Waterford is located
on the SE corner of Sunnyside &
5th West, entrances on 5th West**

8:00 a.m. to ...

Sponsored by the Waterford HOA
waterford.hoa.if@gmail.com

Door Prize Drawing

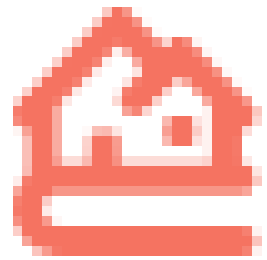
Architectural Control Committee Report

Issues Addressed this Year & Questions from Homeowners



Transitioned to ManageCasa Online

PAGE 15 in Handout



ManageCasa®

Introducing ManageCasa:

Comprehensive software designed for Waterford Homeowners' Association (HOA) management.

Streamlines and enhances neighborhood affairs.

Provides secure, user-friendly access to essential tools and resources.

Empowers both HOA committee and members, promoting transparency, efficiency, and collaboration.

Key Features and Benefits:

Personal Account Management

Reporting Violations

Architectural Control Submissions

Common Area Maintenance

Calendar

Direct Messaging

Accounting & Bookkeeping

At the present time
Susan Dewey & Lavinda Hedman
are the Administrators of the ManageCasa

Steps to Get Started:

Step 1: Open the invitation email that should have been received by all members with an email address on file with the HOA.

Dear Susan Dewey,

We are pleased to share exciting news with you: Waterford Homeowners' Association is in the process of implementing ManageCasa Property Management software to elevate your living experience.

Why Create Your Account?

Discover enhanced communication and service as Waterford Homeowners' Association leverages ManageCasa for more streamlined interactions.

Mobile Convenience Awaits!

Download our mobile app on your preferred app store, offering seamless property management at your fingertips.

How to Join:

Kindly select "Sign up with ManageCasa" below or alternatively, copy-paste <https://app.managecasa.com/auth/invite/5ecbcadb-f523-46c7-9c64-2cc0b2f35b7e?email=true> into your browser.

Sign up with ManageCasa

Or copy and paste this link into your browser address bar:

<https://app.managecasa.com/auth/invite/5ecbcadb-f523-46c7-9c64-2cc0b2f35b7e?email=true>

Step 2: Click on the
provided link in the email

Sign up with ManageCasa

Step 3: Log in to your account

Log In

Email

susandewey55@gmail.com

Password

••••••••



Remember Me

[Forgot Password?](#)

Log In to ManageCasa

Step 4: Explore the main page or dashboard with convenient links

The screenshot displays the ManageCasa dashboard interface. At the top, there is a navigation bar with the ManageCasa logo, a search icon, and links for Quick Actions, AI Assistant, and a user profile (SD). A left sidebar contains a menu with categories like Accounting, Communication, and Repairs & More, listing various features such as Dashboard, Activity Timeline, Calendar, and Statements. The main content area is titled 'Dashboard' and features two primary sections: 'Association Information' and 'Recent Payments'. The 'Association Information' section provides details for the 'Waterford Homeowners' Association', including its website and contact information for the Association Manager, Susan Dewey. A 'Contact Association Manager' button is located at the bottom of this section. The 'Recent Payments' section shows a message 'No payments to display.' accompanied by a dollar sign icon.

ManageCasa

Search Quick Actions AI Assistant SD


Dashboard

View Demo

Association Information


Name
Waterford Homeowners' Association

Website
<https://www.waterfordhomeowners.org>

Manager
 **Susan Dewey**
Association Manager
+1 208-251-1424

Contact Association Manager

Recent Payments



No payments to display.

ManageCasa © 2025

Violation



 No Active tickets

Create

Architecture review



 No Active tickets

Create

Payment Method



You haven't set up your payment method yet. You need to complete this process before you can make payments.

Add Payment Method

Messages



No messages to display.

New Message

Maintenance



 No Active tickets

Create

eVoting >



Nothing to vote on.

Insights

Calendar



Today

October 2025



Month

Week

Day



Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30 ● 6:30 PM Board Meeting to ...	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18 ● 10:00 AM Waterford Annu...
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8



New Message

Subject *

Message to *

Susan Dewey X

Your message *

Attachments



Drag and drop or [Select files](#) or [Select from Existing](#)

Supported formats: .jpeg, .jpg, .png, .gif, .bmp, .webp, .svg, .tiff, .tif, .mp4, .webm, .ogg, .mov, .pdf, .doc, .docx, .xls, .xlsx, .ppt, .pptx, .txt, .csv, .qbo

Maximum size: 150MB

Tags

Send Message

Cancel

Announcement for Waterford HOA Members
A Special Drawing will be held at the Annual Meeting for those members that have REGISTERED on the ManageCasa program.

Rules:

You must be registered
You do not have to be present to win

Everyone with an email address in our files has received an invitation to sign up. If you missed it or need another invitation please contact Susan Dewey or Lavinda Hedman or email us at waterford.hoa.if@gmail.com



The winning member will receive a basket of mini cakes at the Annual Meeting and a \$150 Gift Certificate for a cake of your choice!

Lisa Wilson is the owner of Sugar Blossom Cake Boutique and resides at 394 Napa. She has very generously donated this amazing prize. We hope you will support her business. Her number is 208-757-3734

Waterford



waterfordIFhomeowners.org

Website waterfordIFhomeowners.org

We have set up a system where minutes, treasurer's reports, and newsletters can be quickly uploaded to the HOA website so members can see them in a timely manner.

Minutes from Monthly Board Meeting

Treasurer's Monthly Report

Annual Meeting Minutes & Presentation

Note: The names of members discussed in a board meeting are always redacted prior to publication.

Door Prize Drawing

Page 10 of Handout

Policy Concerning Rental Properties in Waterford Homeowners' Association

Purpose: Establish a policy requiring landlords of long-term rental properties in Waterford to provide the HOA with tenant contact information to facilitate direct communication, while preserving homeowner notification rights for CC&R violations.

Excludes short-term rentals (e.g., AirBnB, VRBO).

Background: Current HOA communication is primarily with property owners, causing delays when relaying information to tenants. Direct communication with long-term tenants will improve efficiency and community accountability.

• DETAILS

- Homeowners leasing/renting for 30 days or longer must submit names, phone numbers, and email addresses of all adult tenants (18+) to the HOA within 14 days of lease or occupancy start.
- Requirement does not apply to rentals shorter than 30 days or those arranged via platforms such as AirBnB or VRBO.
- HOA Board and authorized committee members may use tenant contact information solely for official HOA business (e.g., property issues, emergencies, events, community updates).
- Formal CC&R violation notifications will continue to go to homeowners, but tenants may also be notified if violations pertain to their occupancy/use.
- Tenant contact information will be securely maintained and only disclosed for HOA business or as required by law.

This Policy must be approved by the Board of Directors to become official. As a matter of direction from the membership, a vote in favor of this policy is called for.

2026 Goals & Plans



Paint and Repair the Entrance Signs

Diversify and Establish Assignments within the Board and Committees

Activities & Social Events Committee
Compliance Committee
Architectural Control Committee
Landscaping & Property Committee
Communications

Trim up the large pine trees

Along 5th West - Bid was approximately \$260,000 to have it done this year, the board has decided to wait and schedule this next spring



Continue Efforts to Keep Canal Vegetation under Control by working with adjacent homeowners and the Irrigation District





**Continue to implement
the many features of
ManageCasa, including
Architectural Control
Submissions**

Door Prize Drawing

Homeowner Input

What's on your mind?

Comments

Suggestions

Introduction of Candidates

Candidates for Three Year Term
Two Positions Open

John Cleveland (Incumbent)

Rachel Hoy

Lana Tratar

Dusty Hawker

Voting

Volunteers Needed

We need your help to make our neighborhood strong. There are currently five standing committees. Some projects or events need temporary committees. We need help with both.

Standing Committees:

Landscaping & Property

Compliance

Activities & Social Events

Architectural Control

Communications

PAGE 19 & 20 in Handout

One & Done Committees

Special Landscaping Projects

Winter Holiday Decorations

4th of July Decorations

Ice Cream Social

Yard Sale

Newsletter Articles

Other Social Activities

Door Prize Drawing

Election Results

Thank you for your contribution to our neighborhood!

Meeting Adjourned