

WATERFORD HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
January 14, 2025 6:30 p.m.

Members Attending: John Cleveland, Susan Dewey, Lavinda Hedman, Christopher Mitcham, Abe Romo, and, Ynette Marx. Laura Macbeth was excused.

Welcome & Opening: John

Secretary Items - The Minutes from the meeting of November 12, 2024, were provided for review and approval. It was noted that Lavinda was present at that meeting. That will be corrected. Members' names will be redacted for publication on HOA's website. A motion was made and passed to approve the minutes from the Board's last meeting.

Laura is out of the country and unable to attend. Susan will take the minutes in her place.

Treasurer's Report - Susan presented the Treasurer's report.

Balance Sheet - The HOA currently has \$61,323.68 in bank accounts. In addition, unpaid dues as of this date are \$4,755.00.

Profit & Loss Report - Various expenditures were discussed, including the cost for credit card fees. Because of the large number of members paying online the cost has gone up this year. Members of the Board submitted the names of two companies that may charge less. They are "Jobber" and "Bookipi." Susan will do some more research to see if we can lower these costs. There has only been \$780.00 paid out for snow removal thus far this winter.

Checks Written Since November 12, 2024, were presented for approval. The Board did so.

Outstanding Dues - 24 Members have not paid their 2025 dues. These members are getting frequent reminders and most should be paid by the end of January.

Susan has been paying out of pocket for Quickbooks support as she learns the new software. The board voted to reimburse her and pay for the next 6 months of support.

A new Member Contact List was distributed.

Current Business

Ynette presented drafts of two emails that need to be sent out concerning landscaping plans. She will add some additional information and then send them out from the HOA email account.

Board/Committee Assignments

John: President
Christopher: Vice President
Laura: Secretary
Susan: Treasurer
Ynette: ACC Committee Chair
Lavinda: Activities Chair
Susan: Communications
John: Landscaping
Christopher: Compliance

Board Issues:

Leadership for Committees - tabled until February meeting

Board Training - tabled until February meeting

Canal Upkeep- Christopher will look into burning some of the vegetation along the canal this spring. He will talk to the Irrigation district about possibly burning the areas that seem to get out of control. It

was determined that the HOA should send out reminders in March to those affected by the canal to remind them of their responsibilities concerning the canal and their property. Ynette remembered that the Irrigation District said to use 24D on the weeds.

Business Signage (homeowners putting up signs) - tabled until February meeting

Develop Online ACC Requests - Susan will talk to Dave Black about expanding this option on the HOA website.

Burgundy - plant more trees - tabled until February meeting

Holiday Lights - electrical power to the north entrance island was discussed. The only feasible means of getting power to the island would be to bore underground. Christopher will do some checking to see if that is cost prohibitive.

Update & Upgrade the Signs at HOA entrances - the Board will look into refreshing the paint on the HOA entrance signs in the spring. No major changes will be made to the signs.

New Vegetation & Rock in HOA entrance - tabled until closer to spring

ADA Access to playground area - tabled until February meeting when the Board will start working on a proposal to the City of Idaho Falls.

Compliance - the Schweickhardts have made considerable improvements to their property and the nuisances that were an issue for the last few years. No fines will be imposed and no further discussions concerning their property will be necessary.

Snow Removal: It was suggested that it may be beneficial to have T&T clear the snow from all of the sidewalks in Waterford. Susan will contact them and see what the cost might be.

Next Meeting: February 11, 2025 at 7:00 p.m. at Susan's home.