

WATERFORD HOMEOWNERS' ASSOCIATION
BOARD MEETING
MINUTES
April 20, 2023 6:30 PM

Members Attending:

John Cleveland, Susan Dewey, Ynette Marx.

Christopher Mitcham is excused as he is out of state doing military training. Laura is excused as she is out of the country on a service project. Lavinda Hedman is excused as she is ill.

Welcome & Opening: John - Since there were only three in attendance a discussion was held as to the requirement for a quorum. The Bylaws state that whoever attends a published meeting, where everyone has been notified, those in attendance constitute a quorum.

Secretary Items - Susan presented the minutes from our last meeting of March 9, 2023, which were posted on Google Docs previously for review. These minutes also follow this agenda for additional review and approval.

Approved: Yes X No

Corrections or Additions: the statement concerning Suslow's shed was not accurate. It will be removed. Since Laura is not available, Susan will take the minutes for today's meeting.

Landscaping

Bid Review - John presented the finalized contract with T&T Lawn. The monthly amount will be \$2,050.00 rather than the \$2,164.00 presented in their first bid.

Ynette met with the City of Idaho Falls parks department. She showed them the Burgundy Area. The wetlands area will be cleaned out immediately, they will remove the fallen tree in that area. Our concern about the fence line was referred to Kent Fugal at the city. The city is now responsible for the upkeep of the canal banks (excluding those adjacent to the townhomes). They have contracted with T & T for the work. The HOA was planning to clean up the area within Waterford; the city has offered to pay 50% of that cost. The work must be one before the water flows into the canal, which will be May 1, 2023. A meeting was set for 1:00 on Friday, April 21, 2023, with the city, T&T, and HOA board members to get a plan in place to start immediately. The homeowners along the canal that will be affected will be contacted to let them know what is going to happen and ask them to remove any planter boxes or other personal property from the canal banks. It was noted that homeowners cannot place any kind of personal property or plant anything other grass on the banks.

Treasurer Report

Balance Sheet, Profit & Loss Statements, and a report of this month's checks were presented. A motion was made and passed to approve the checks written.

Accounts Receivable Susan reported that 100% of HOA membership dues have been paid.

The Annual Budget has now been finalized since we just received the landscaping costs for the upcoming summer. Copies were distributed.

The Annual Report for the Secretary of State has been filed.

Committee Updates by Chairperson

Architectural Control Committee ~ Ynette Marx met with the ACC and several items were discussed. The committee declined to set rules that would lock the HOA into certain restrictions or provide a means for someone to challenge them. A decision was made to require all requests to have a city building permit submitted with the request. Each member was given a binder with the CCR's, Idaho Statute, and other information pertinent to the committee. Ynette is also working to get a DEAD END sign placed on the north end of Burgundy. She has also requested police place a speed monitor at the entrance to Waterford near the bridge.

Newsletter & Communications Committee ~ Susan Dewey has not put out any new notices this month but is working with Dave Black to get them posted on the website.

Compliance Committee ~ Candace Mitcham - no report

Landscaping & Property Committee ~ John Cleveland - see above

Activities & Social Events Committee ~ Lavinda Hedman no report. Lavinda has contacted Dave Black concerning the HOA's website. He is more than willing to continue to manage the website. Susan will keep in touch with him.

Other Items - Susan submitted a request for the HOA to renew her Notary. It will cost \$90.00. Her notary services will be made available to HOA members. A motion was made and passed.

The next meeting will be May 18th at 6:30 p.m.