

WATERFORD HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
April 29, 2025 6:30 p.m.

Members Attending:

John Cleveland, Susan Dewey, Lavinda Hedman, Ynette Marx, Abe Romo. Susan West attended to present ACC training to the board. Christopher Mitcham and Laura Macbeth were absent.

Welcome & Opening: John

Secretary Items The Minutes from the meeting of March 18, 2025, were reviewed and approved. Members' names will be redacted for publication on HOA's website.

Training - Ynette and Susan West presented a review of the issues the ACC Committee addresses, keeping the Waterford CC&R's regulations, guidelines, and requirements in mind. Decisions are not made based on the personal preferences of the committee, but on the rules and guidelines set forth in the HOA governing documents. It was noted that one member of the committee has moved and therefore another member is sought to fill that position. An announcement will be made to the HOA.

Treasurer's Report Susan

Balance Sheet. The HOA has \$62,251.17 in savings, certificates, and checking accounts.

Profit & Loss Report. All members have paid their 2025 dues.

Funds Disbursed since March 18, 2025, total \$1,705.86. This included taxes paid on the HOA's interest income and new checks for the checking account. MACU advised the HOA that the checking account had been compromised and a new account number was issued.

Susan West advised the board that the HOA must disclose to the homeowners the \$50 transfer fee that would be charged to the buyer should they sell their property.

The Post Office Box has been forwarded to 3647 Hickory Court until September 1, 2025.

Current Business

The Idaho Secretary of State Annual Report has been filed for this year and a copy is included with the minutes.

T&T Lawn Services has refreshed the bark in the beds along 5th West. A discussion concerning future projects included new plants and rocks at the two entrances from 5th West into Waterford. Susan will research a landscape architect/professional to design a climate appropriate vegetation landscape. The last time the beds were upgraded (approximately five years ago) a lot of them failed to survive and the beds are in need of serious refresh.

Entrance Signage - the signage at the 5th West entrances needs to be repainted and refreshed. The lighting needs attention. Ynette will be researching various means of accomplishing this.

Compliance Issues:

Concern that work/business vehicles/trailers parked in driveways and streets.

1. [REDACTED] have a somewhat unsightly work van parked in the driveway from time to time. Since it is within the HOA CC&R guidelines it was determined that no action needed be taken.
2. There is a big commercial trailer parked on the street on Barossa. It has been there for some time. Susan will contact the owners and have them inform the renters the trailer must be removed. It was also suggested that the HOA have the police issue a citation.

Architectural Control Committee:

Ynette has requested a fencing plan from the [REDACTED], but has not heard back.

[REDACTED] Landscaping Issues - even though the landscaping is very basic, the board decided to take no further action toward further yard development.

[REDACTED] greenhouse request was discussed. There were questions about the size and location of the outbuilding. Ynette will report back to the board before requesting approval.

Website - items that need to be uploaded to the website include:

- A. Top Five Waterford Covenants, Conditions, and Restrictions
- B. How to Get Your Project Approved in Three Easy Steps
- C. Gustafsen Canal Policy
- D. HOA Fines & Penalties Policy
- E. ACC Decisions

These documents will be reviewed, updated and then submitted to Dave Black for uploading to the website.

Upcoming Events/Projects - **Lavinda**

Yard Sale - The HOA will sponsor a yard sale on May 10th. This is the same week that Stonebrook holds theirs and the traffic should be high. New signs will have to be made. Susan and Lavinda will work on this.

Summer Social - discussions concerning the summer activity were tabled until the next meeting.

Newsletter/Postcards - Susan will put together a newsletter to address the following issues:

Trailers & RV's parked in driveways and streets, 72 hour limit.

Garbage Cans must be out of sight.

Yard Sale on May 10th

Recruit for ACC Committee

Hardscaping, trees, fencing, exterior paint, all need ACC approval.

Police your dogs.

Next Meeting will be June 24, 2025, at 6:30 p.m.



0006222885



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0006222885

Date Filed: 4/28/2025 11:25:49 AM

Entity Name and Mailing Address:

Entity Name: WATERFORD HOMEOWNERS ASSOCIATION, INC.
The file number of this entity on the records of the Idaho Secretary of State is: 0000394944
Address: JOHN CLEVELAND
PO BOX 2331
IDAHO FALLS, ID 83403-2331

Entity Details:

Entity Status: Active-Good Standing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: C129092

The registered agent on record is:

Registered Agent: SUSAN A DEWEY
Registered Agent
Physical Address
3647 HICKORY CT
IDAHO FALLS, ID 83404
Mailing Address
3647 HICKORY CT
IDAHO FALLS, ID 83404-7639

Corporate Officers and Directors:

Name	Title	Business Address
SUSAN DEWEY	Treasurer	3647 HICKORY COURT IDAHO FALLS, ID 83404
JOHN CLEVELAND	President	3530 BURGUNDY IDAHO FALLS, ID 83404
LAVINDA HEDMAN	Director	394 NAPA IDAHO FALL, ID 83404
YNETTE MARX	Director	3407 BURGUNDY IDAHO FALLS, ID 83404
LAURA MACBETH	Secretary	459 HICKORY CIRCLE IDAHO FALLS, ID 83404
Abraham Romo	Director	3611 TUSCANY DRIVE IDAHO FALLS, ID 83404
CHRISTOPHER MITCHAM	Vice President	3840 TUSCANY DRIVE IDAHO FALLS, ID 83404

The annual report must be signed by an authorized signer of the entity.

Job Title: Susan Dewey, Treasurer