
MINUTES—Annual Meeting, Waterford Homeowners' Association

October 14, 2017
 First Evangelical Lutheran Church
 10:00 a.m.

Board Members Present: Audie Trudell and Susan West
 Homeowners Present: 25; Proxies Received 6; Ballots Received by Mail 16

Audie Trudell welcomed homeowners. Quorum was established (18 members and/or proxies needed) and Proof of Notice was provided indicating that notice of the Annual Meeting was mailed at least 10 days in advance. Motion to dismiss reading out loud the minutes from the 2016 Annual Meeting was made, seconded, and approved. Written copies of the meeting were available for members to read.

The Treasurer's Report was presented and explained.

**Oct. 1, 2016 to Sept. 30, 2017
 Income & Expenses**

•Income	\$35,508
•Expenses	
1. Insurance	1,319
2. Landscaping	27,097
3. Snow Removal	2,160
4. Decorations & Social	1,061
5. Utilities	2,275
6. Postage & Office	363
7. Quickbooks & Training	414
8. Professional Fees	5,040
Total Expenses	<u>\$39,729</u>
Net Income	\$-4,221

Landscaping Detail

• Sprinkler On-Off	250
• Fall Clean-up	650
• Fertilize	2,525
• Mowing	6,300
• Prune & Trim	3,290
• Round-Up & Tree Spray	4,585
• Spring Clean-up	720
• Sprinkler Repair	6,427
• Weeding	2,275
• Other—bark, edging	<u>75</u>
Total Landscaping	\$27,097

Comparison of Actual 2017 and Projected 2018 Budgets

	2017	2018
• Income	\$35,508	\$36,000
• Expenses:		
1. Insurance	1,319	1,400
2. Landscaping	27,097	22,000
3. Snow Removal	2,160	2,200
4. Decorations & Social	1,061	1,000
5. Utilities	2,275	2,200
6. Postage & Office	363	500
7. Quickbooks Update/Training	414	0
8. Professional Fees	5,040	600
Total Expenses	<u>\$39,729</u>	<u>\$29,900</u>
Net Income	\$-4,221	\$6,100

Previous Year Comparison

	2016	2017
• Income	\$34,304	\$35,508
• Expenses:		
1. Insurance	1,357	1,319
2. Landscaping	25,776	27,097
3. Snow Removal	2,160	2160
4. Decorations & Social	714	1061
5. Quickbook Update/Training	0	414
6. Utilities	1,328	2275
7. Postage & Office	531	363
8. Professional Fees	<u>100</u>	<u>5040</u>
Total Expenses	<u>\$32,116</u>	<u>\$39,729</u>
Net Income	\$2,188	\$-4221

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Fall Cleanup	540	920	680	600	650
Fertilize	1,104	2,070	1,845	1845	2525
Mowing	4,410	5,460	6,720	4410	6300
Prune & Trim	3,132	3,335	2,975	4005	3290
Pre-Emergent Spray	240	240	255	280	285
Broadleaf Lawn Weed Control	225		225	275	550
Round-Up Spray	1,055	1,435	2,070	865	2070
Tree & Shrub Spray	933	965	1,493	1590	1680
Spring Cleanup	455	510	675	560	720
Sprinkler Repair	2,341	969	1,723	741	6427
Weeding	480	1,815	2,385	1255	2275
Sprinkler On/Off	500	500	500	500	250
Other--plants, edging, etc.	172		591	8850	75
Snow Removal	1,460	2,160	720	2160	2160
Seasonal Decorations		400	550	450	902
Total Landscaping and Groundskeeping	\$17,048	\$20,779	\$23,407	\$28,386	\$30,159

Landscaping Comparison by Year

Capital Fund

Beginning of 2017:

CD's \$42,450

Less Fencing -40,934

Balance \$1516

Bank Balances Sept. 30, 2017

Checking \$8443

Capital Funds \$1516

Total \$9959

Landscape and Maintenance

- New Fencing Installed: Complete Phase 1 (entrances and 5th West) and Phase 2 (Sunnyside and Burgundy). Phase 3 (Walkway between Napa Dr. and Burgundy Dr.) is still in acceptable condition and will not be replaced for several years. Cost estimate for Phase 3 is \$7000-\$10,000.
- Sprinkler break under the road on Hickory Circle was a large unanticipated expense \$4909
- Worked with the city to replace curbing in Hickory Ct.
- Worked with Yard Butler to keep the landscaping looking very well maintained

Architectural Control

- Thanked the ACC Board Members for all their excellent work
- They worked with homeowners on MANY fencing, sheds, stellites, and new home construction projects
- Helped create the 2107 Shed Guideline to clarify the CC&Rs (maximum footprint of 120 sq. feet with a maximum height of 8.5')
- In 2017-2018 homes will be built on the remaining three Barossa Dr. lots.
- Final townhomes are nearly complete

CC&Rs

- Dealt with many trailer and boat violations.
- Dealt with several yard upkeep violations
- Reminded homeowners to keep trash containers within the garage except on collection days
- Reminded homeowners to install satellite dishes on the rear of the home

Nextdoor Waterford

- An *optional* private social network where you can post information and ask questions. Great for finding a babysitter, lost pet, or notifying others of a break in.
- To join you need an invitation. Please give us your email and we will invite you.
- Includes about 18 neighborhoods in Ammon and Idaho Falls

Waterford Website: www.waterfordhomeowners.org

- Find maps, complete CC&Rs and By-Laws, Annual meeting presentations and minutes, Board Members with Contact info, and email and postal mail addresses

Summary of 2017 Accomplishments

- All members but two are current on dues (two are making payments)
- New association fencing is installed
- Successful ice cream social
- Adopted clarifying shed guidelines
- Avoided a lawsuit and maintained the integrity of the covenants
- Dealt with many trailer violations
- Worked with homeowners on many fencing, pergola, shed, tree, and landscaping requests
- Authorized significant repairs to the sprinkler system
- Maintained landscape to high standards.

Plans for 2018

- Begin replenishing the capital fund (monies for pump repair, phase three of the fence replacement, legal expenses, etc.)
- Host another fun Ice Cream Social
- Possibly upgrading some landscaping in entrances if monies allow

Open Comments/Concerns

- Discussion of the Finances included a breakdown of the Professional Fees. \$550 was for an audit of the books. \$1000 was paid fall of 2016 to an attorney to help guide the Board, prevent missteps, and hopefully avoid a lawsuit over sheds. \$3500 was paid to the same attorney in 2017. He was asked by the Board to respond to a Letter of Demand that the HOA received from an attorney representing the homeowner who wanted to build a 12' x 16' x 13' 10" shed. (Shed had been denied by the ACC and Board). The attorney responded to the Letter of Demand and also did 17 hours of additional research that the Board was not aware of. The actual bill received by the HOA was over \$8000. We negotiated, negotiated, and negotiated and eventually got the fee reduced to \$3500. At this time no shed has been built, no lawsuit has happened, and the integrity of the Covenants remain in force. The Board will be using different legal counsel in the future should it be necessary. One homeowner suggested talking to Mick Ohman who is an attorney in our subdivision if the need for legal counsel arises again.
- The Board agrees with homeowners that we need to talk to Yard Butler about areas where we can hold costs or find savings. A homeowner asked how many years it had been since we put the landscaping out to bid. It has been over 4 years. The homeowner recommended that we go through that process again.
- The current Yard Butler contract plows the common areas when the snow is 2". One homeowner wondered if we could save money by only plowing when the snow is deeper. That is a possibility, but it must be balanced with the liability the association takes on when sidewalks are not plowed.

- A homeowner asked what the dues were going to be for 2018. The Board plans to keep the dues the same.
- A homeowner asked if the Board had sent a Thank You note to Performance Fencing for the beautiful fence. We have not but will.
- A homeowner brought up a discussion about short term rentals. Our Covenants do not directly address this and any discussion about it will need careful consideration in order to not adversely effects neighbors. [Note: Idaho HB 511 severely restricts the ability of HOA's to limit short-term rentals.]
- On 10/15/17 the Lutheran Church is voting on whether to build handicapped ball diamonds on their property which is adjacent to Waterford.
- The Board was thanked for their many hours of unpaid service to the association.

Election of Board of Directors

- No candidates were nominated from the floor
- Susan West was elected for a three-year term with 35 votes
- Darrell Dietz was elected for a three-year term with 32 votes

Motion to adjourn was approved.