

Waterford Homeowners' Association
Board of Directors Meeting
February 10, 2026
MINUTES

Those in attendance: John Cleveland; Lavinda Hedman; Susan Dewey, Ynette Marx, and Rachel Hoy. Abraham Romo was excused because of illness.

Welcome: John Cleveland

Minutes from January 13, 2026, were approved. Member's names, other than those on HOA Committees, will be redacted, and minutes will be posted on HOA website.

The open position on the board: Replacement is by appointment. As of now there have been no names submitted for a replacement board member. Susan will continue to serve as Secretary/Treasurer.

Treasurer's Report: Susan Dewey

Reports from November January 14, 206 to the date of this meeting were presented.

Those include:

- Balance Sheet
- Profit & Loss Statement
- Detailed Expense Report (the board approved the debit card expenses)
- Debit Card Receipts
- Outstanding Dues Report: there

MACU Issues: Laura Macbeth's name has been removed from the accounts. Rachel has been added and Abe's information updated.

HOA's Certificates renew February 22, 2026. They are set up to automatically renew.

The current rate is 4.05. The new rates available are: 6 Months-3.69;
12 Months-3.74; and 18 Months-3.90

The board decided to bring the two CD's up to \$15,000 each and renew for another 6 months. The board will keep the remaining funds in the interest-bearing Money Market account until the end of the snow season clarifies how much money was saved from the lack of snow this year. At this time less than \$100 has been used for snow removal. Approximately \$3,000 was budgeted for this winter.

The cost to put up and take down the Christmas lights was discussed. Susan will inquire as to when the lights will be taken off and when our contract, if any, is complete.

New Members

Rachel reported that she delivered new member booklets to two new homeowners, along with a gift card from the HOA. Susan and Rachel made the decision to purchase the gift cards and distribute them to new homeowners as a welcome gift. The cost is \$80 for four \$25 cards.

One new homeowner has moved in. They are Austin & Kelsey Blue at 3441 Burgundy. Rachel will take the welcome booklet & gift card to them.

Landscaping:

A discussion was held as to whether the board should entertain new bids for the landscaping. It was decided that as long as T&T has the city contract the HOA should continue with T&T. The benefits from that are significant and they are good to work with. Susan will call and see what changes, if any will be made to T&T's pricing for the coming year.

ACC Report

Ynette reported that there has been an inquiry concerning window tinting. The board discussed it and determined that this was not something that should be determined by the HOA. The tinting will be on the inside of the windows and is a great benefit to the homeowners in comfort and cooling costs. Ynette will report back to the ACC.

Ynette reported that there is a new manager of the Irrigation District. His name is Cameron Christensen, and his phone number is 208-520-7389.

Website Report

Lavinda and Susan will work on the website this coming Saturday to make sure all the appropriate documents are uploaded and available to the membership.

Entrance Signs & Walkway Lights

Abe was not in attendance at this meeting. The issue will be tabled until next month.

Events & Activities Update

Rachel will be working on new signs for the HOA yard sale. She will also start working on the summer social.

The next Board Meeting will be March 10, 2026, at 6:30 p.m.