## Waterford HOA

**ANNUAL MEETING 2020** 

### **Agenda**

- Establish Quorum & Proof of Notice
- Minutes of 2019 Annual Meeting (Printed Copies Available)
- Financial Report
- 2020 Accomplishments
- Plans for 2021
- Call for Questions/Input from Homeowners
- Introduction of Candidates & Nominations from the Floor
- Election of Board of Directors



## **Establish Quorum & Proof of Notice**

Quorum requires 18 members or proxies

(one member per property)

### **2019 Annual Meeting Minutes**

Printed copies available



## Treasurer's Report

FISCAL YEAR: OCTOBER 1, 2019 to SEPTEMBER 30, 2020

### **Income and Expenses**

- Income\* 36,062
- Expenses
  - 1. Insurance 1,228
  - 2. Landscaping 14,602
  - 3. Landscaping (Entrances Update) 12,873
  - 4. Pump Repairs -105
  - 5. Snow Removal 3630
  - 6. Decorations 1367
  - 7. Social Activities & Annual Meeting 124
  - 8. Utilities 1,585
  - 9. Postage & Office 780
  - **10**.Bad Debt 151
  - 11.Professional Fees (

Total Expenses \$36,235

Net Income \$-173

<sup>\*</sup>Account Receivables: \$1613 (4 homeowners delinquent, 1 is making payments)

### **Previous Year Comparison**

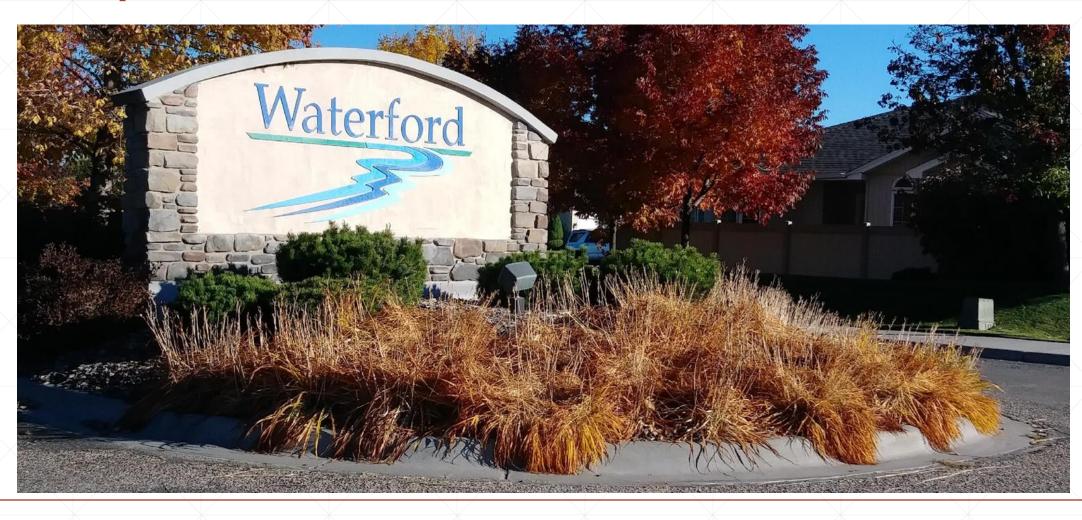
	2017	2018	2019	2020	
Income	35,508	35,292	36,872	36,062	
Expenses				/	
1. Insurance	1,319	1,360	1,360	1228	
2. Landscaping	22,097	16,793	13,364	14,602	
Landscaping (Unusual)	5,000			12,873	
3. Snow Removal	2,160	1,260	2,640	3630	
4. Decorations & Social	1,061	220	160	1491	
5. Pump Repair			210	-105	
6. Utilities	2,275	1,848	1,575	1585	
7. Postage & Office	363	325	393	780	
8. Quickbook Update/Training	414	0	0	0	
9. Professional Fees	5,040	0	0	0	
10. Bad Debt				151	
TOTAL EXPENSES	39,729	21,806	19,702	36,235	
NET INCOME	<4.221>	13.486	17,170	<173>	

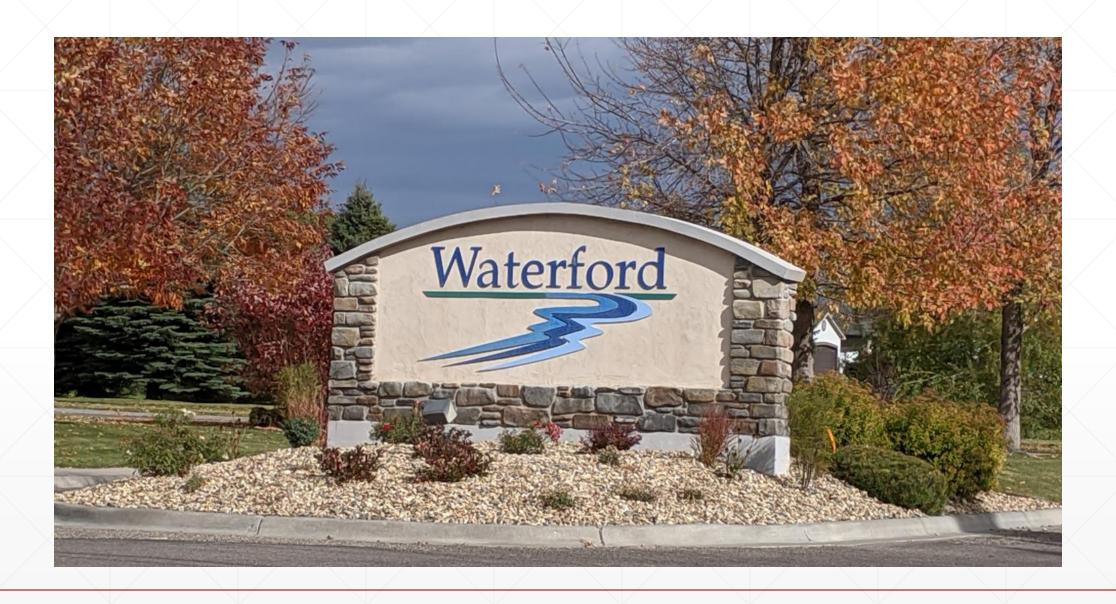
### **BANK BALANCES**

<b>BALANCES 9/30/20</b>		
Checking		10,180
Capital Account		35,958
TOTAL		\$46,138

## 2020 Achievements

### **#3 Update Entrances**







Found an Affordable Christmas Lights Provider!

## 2021 Goals



#1 Develop Tree Overgrowth Removal and Replacement Plan



### #2 Develop Sprinkler System Replacement Plan

1.



# #3 Work With City for Better Care of Our Parks





#4 Host a Covid-Free Neighborhood Celebration!

# GE Cream SOCIAL

## Homeowner Input

What's on your mind?

### What do you think?

Other Questions/Concerns?

# Introduction of Candidates

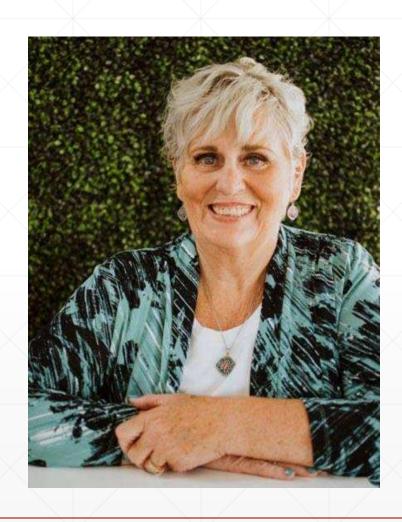
And nominations from the floor

#### **Candidate for Three Year Term**



DOUG CRAIG and his wife Kaylene grew up in Idaho Falls and moved into Waterford subdivision a few years ago. The two of them enjoy taking frequent walks among the beautiful trees and homes in the area. Doug appreciates that each of us needs to do our part to contribute to maintaining the beauty and stability of our local community. He works as a psychologist in private practice.

#### **Candidate for Three Year Term**



 SUSAN DEWEY is a native of Idaho Falls. She graduated from ISU Paralegal Studies in 2011. She recently retired from Smith, Woolf, Anderson & Wilkinson. Susan has experience in bookkeeping, office management, human resources, life and health insurance, as well as paralegal expertise. She is looking for to keeping busy in retirement and spending more time with her husband David.

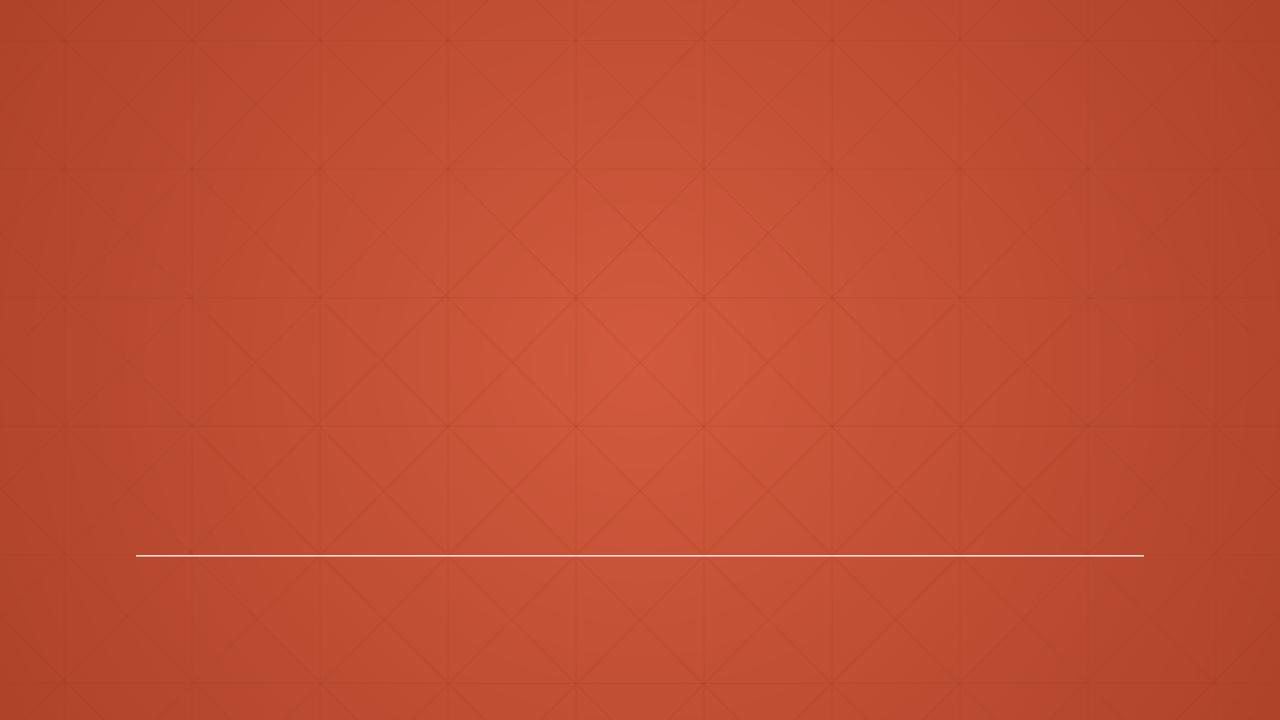
### A Big Thank You

- To Susan West and Darrell Dietz who have completed their terms on our HOA Board
- Ron Goin who has served for many years on the Architectural Control Committee

- Our new and continuing Board Members
- Dave Black our webmaster
- Ann Tyson who will be joining our ACC Committee

## Meeting Adjourned

Thank you for your contribution to our wonderful neighborhood!



### **Landscaping Detail**

- Continued our contract with T and T Lawn Services
- Flat monthly rate\* (\$1656/month over 7 months = \$11592)
- Some items additional (e.g. sprinkler repairs, tree removal)
- Snow Removal is separate

\*Monthly rate includes sprinkler on/off, spring clean up, fall clean up, fertilizing, mowing, pruning, trimming, Round-up, tree spray, and weeding.

### LANDSCAPING COMPARSION

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Flat Rate							11592
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	<mark>6427</mark>	3091	1089
Weeding	480	1,815	2,385	1255	2275		
Sprinkler On/Off	500	500	500	500	250		
Otherplants, edging, tree removal, etc.	172		591	<mark>8850</mark>	75		683
Snow Removal	1,460	2,160	720	2160	2160	1260	2640
Seasonal Decorations		400	550	450	902	0	0
Total Landscaping and Groundskeeping	\$17,048	\$20,779	\$23,407	\$28,386	\$30,159	\$18,053	\$16,004



#### And more...

- **New Member Welcome Baskets**
- Worked with the ACC to approved new construction, fencing, landscaping, sheds, satellite dishes, etc.
- Collected dues, paid bills, addressed occasional violation



**#2 Build Neighboring Spirit.** 

- Host another ice cream social
- Ideas from homeowners?