

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
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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	0
Total Expenses	<u>\$36,235</u>
Net Income	\$-173

*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

BALANCES 9/30/20	
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

1.



#2 Develop Sprinkler System Replacement Plan

1.



#3 Work With City for Better Care of Our Parks

1.





#4 Host a Covid-Free Neighborhood Celebration!



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.
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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
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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	6427	3091	1089
Weeding	480	1,815	2,385	1255	2275		
Sprinkler On/Off	500	500	500	500	250		
Other--plants, edging, tree removal, etc.	172		591	8850	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



ICE *Cream* SOCIAL

#2 Build Neighboring Spirit.

- Host another ice cream social
- Ideas from homeowners?