

**WATERFORD HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**June 24, 2025 6:30 p.m.**

**Members Attending:**

John Cleveland, Susan Dewey, Ynette Marx, and Abe Romo. Laura Macbeth and Lavinda Hedman were excused.

**Welcome & Opening: John**

**Secretary Items** - The Minutes from the meeting of April 29, 2025, were reviewed and approved.

Additionally, there are Notes from May 31, 2025, and another from June 9, 2025 concerning the flowerbeds and vegetation along 5th West.

**Treasurer's Report<sup>1</sup> Susan**

The HOA Balance Sheet shows \$52,810.34 in cash accounts (checking, money market savings, and certificates of deposit. Profit & Loss Report was included and a report of checks disbursed since the last meeting April 29, 2025 was provided. Only one transaction was paid for with the debit card, Home Depot for \$15.21. The board approved the expenditure as well as the billpay and auto pay transactions.

**Current Business**

Events/Projects - as Lavinda was excused these items were table until the next meeting.

Yard Sale Report  
Summer Social Planning

T&T Lawn Services. The following issues were addressed:

There was a fallen tree on 5th West. T&T requested authorization to remove the debris. The cost was \$395.00.<sup>2</sup> T&T submitted an estimate to grind the stump and sod for \$500.00. The board approved both expenses, but declined to replace the tree at this time.

T & T's Spring Cleanup took place on 6/14/25, charges for this was included in annual contract.

A motion was made and passed to limb up the pine trees along 5th West<sup>3</sup> by 2-3 feet. The cost will be \$2,080.00. The vote was taken; Ynette and Laura voted no. The motion passed.

Shrubs & Plants Refresh/Replacements<sup>4</sup> - Susan and Ynette will re-inspect the flower beds along 5th West and make sure we have a better accounting of what needs to be removed/replaced/exchanged.

Entrance Signage Refresh tabled until next meeting. Ynette will gather information, including repairing the stucco.

ManageCasa Presentation<sup>5</sup> v. QuickBooks - Susan presented a HOA management system that will better serve the HOA. This will replace QuickBooks, but also add in some capabilities that

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<sup>1</sup> Treasurer's Report

<sup>2</sup> Fallen Tree Photos

<sup>3</sup> Pine Tree Limb Up Quote

<sup>4</sup> Shrubs & Plants Refresh/Replacements

<sup>5</sup> ManageCasa

the HOA did not have with QuickBooks. A vote was taken and the board approved the purchase.

#### Compliance - Ynette

1. Morrows Letter sent 5/31/25. He called and discussed the matter with Susan. It went well.
2. Renters at 3340 Chateau. Sisul's own this home. (970-403-4844) Susan has contacted Sisul's again. There was a utility trailer in the driveway and another large cargo trailer parked on the street. They are going to let the property management company know to get it taken care of immediately. It was taken care of that same day.
3. Realtors placing signs at the entrances to Waterford. It was noted that realtors can place signs at our entrances. The matter will be dropped.

#### ACC Committee - **Ynette**

##### Requests Update

Website - items that need to be uploaded - Ynette will review the changes that were submitted and report back to the board. Those included:

ACC Decisions Record of Actions & Version to place on website<sup>6</sup>

Top 5 Waterford CC&R's & Version to place on website<sup>7</sup>

Further Development of ACC Requests

Ynette presented a Map of Lot Numbers<sup>8</sup> for each home so that appropriate information can be used when dealing with ACC issues.

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<sup>6</sup> ACC Decisions - new & old versions

<sup>7</sup> Top 5 CC&R's - new & old versions

<sup>8</sup> Map of Lot Numbers