

Waterford Estates at Hissom Ranch

Board of Directors Meeting

December 30, 2015

The meeting was called to order at 6:34 P.M. Members present were: Kyle Pattillo, Hunter Norton, Matthew Weber, Karen Woodward, Kevin Cortez, Chris Bednar and Brett Murphy. Mr. and Mrs. Steve Jacoby and Mrs. Middleton were also in attendance.

Minutes from the December 17, 2015 Board of Directors Meeting were reviewed. Hunter made a motion to approve the minutes. Kevin seconded the motion and the minutes were approved.

Kyle presented the meeting agenda.

Kyle and others from the Board of Directors toured the wastewater treatment facility on 1-5-2016.

Mr. Steve Jacoby was present at the meeting to discuss erosion between lots 184 and 185. He distributed his own agenda for this portion of the meeting. It was recommended by Mr. Jacoby that we take time see the erosion first hand. He was present before the board seeking relief of the erosion problem. Mr. Jacoby distributed a binder including all communications and information related to this situation. He specifically asked that we grant relief in 1 of 2 forms: allow PSR Excavation Company to complete repairs costing \$1,400 to be paid for by the POA or require Mr. Holmes to pay for the repairs. The board agreed to research the covenants and bylaws on how to properly handle this situation and no decision was made while Mr. Jacoby was present. Mr. Jacoby exited the meeting at 7:07 P.M.

Kevin Riggins from Riggins Construction entered the meeting to discuss allowing a 15.67 acre lot into the Waterford Estates POA. This lot is located on the west end of Riverfront Ln. A plat map was presented to the board outlining the area. In return for allowing this lot into our POA Mr. Riggins would deed the cul-de-sacs on the west end of Riverwater Ln and Brookwater Ln to the POA. Our bylaws require a vote by the POA members. Mr. Riggins exited the meeting.

At this point discussions surrounding the erosion issue with lot 184 and 185 were discussed.

Kevin made a motion to give the Jacoby's and Middleton's (owners of Lot 184 and Lot 185) the right to repair erosion at their expense in pursuant with Section 8.28 of the covenants. The motion was seconded by Matthew and was approved.

Architectural Control Committee Report: need to draft an application for any new construction, modifications, and/or additions to structures.

The website was discussed and the possibility of a communications committee.

There being no further business the meeting was adjourned at 9:08 P.M.

Next meeting scheduled for January 20, 2016 at 6:00 P.M.