

# **2020 Qtr 3: Waterford Park Estates Board meeting**

07/07/20

**Call to order 7:04 pm**

**Board members in attendance:**

- Adam Schiestel
- Jord Low
- Mike Zierath
- Jeff Kuzniar
- Robert Henley
- Bruce Lawyer
- Jimmy Scott
  - Absent: Mike Chasteen

**Guest present:** Charlie Mefford, Crestside Dr.

**Items brought up for discussion and action items:**

- **Discussed Violations Report**
  - No significant violations
  - In first quarter meeting, we had decided to suspend enforcement of violations due to Covid-19. It was determined that we would go back to regular enforcement measures. Violation letters will start going out again moving forward.
  - Closed Executive Session
- **Home Sales**
  - Seems to be a few extra home sales in the neighborhood, why.
  - Downsizing
  - Retirement
  - Normal neighborhood turnover. Happens about every 10-12 years.
  - All new homeowners receive an HOA welcome package at closing.
- **Landscaper/Irrigation performance**
  - Getting positive feedback after they got up and going.
  - Monument on North side of Waterford bounced back after irrigation was addressed. May still be a small problem, they are aware, and still trouble shooting. Seems to be running for multiple hours at a time. An electrical and irrigation schematic would be ideal.

- **Dead Trees**

- Jordan reached out to the city about the trees on the North end of common area off Waterford and Morris. They have acknowledged dead trees and reached out to the contractor who is going to replace both under warranty
- There is one tree on Dixon that needs to be taken out. They probably need to plant sod in the bare area.
- There are other bare areas that we should consider St Augustine plugs. It will spread and grow in time, covering those bare areas.

- **Proposal to remove border plantings on Dixon**

- One of the things we have discussed for 2 years is replace the red tips and replace with Nelly Stevens Holly. Time to just do it. There is a disease running through the red tips and they are all dying.
- Whatever we plant, it needs to be off the fence.
- Bruce has proposed to remove the red tips in some of the areas instead of replacing. It was agreed that this should be looked at. We need an agreement from the homeowners along Dixon. Jordan will email homeowners on Valleywood, Gate Ridge and Garwood Circle for their input.
- Will reach out to the landscape company for a proposal for removal. If homeowners agree, board is for it, depending on price.
- There is one area under the large tree, near the far west gate on Dixon, that is bare and continues to erode. We need to look at doing something along there. City had agreed to fix that sidewalk area. They ground the corners to decrease the tripping hazard, but did nothing to curtail the runoff.

- **New Business**

- CMG went on the market after Carters passing, there were multiple bids for CMG business. It was determined that Goodwin would purchase CMG assets (HOA business). Jordan has become an employee and will manage the former CMG properties. Goodwin has a full accounting team, marketing team, violations teams. Waterford Park is one of only two properties that CMG has not provided a management fee on properties that are sold. This will likely change with Goodwin as they will likely charge a resale certificate fee on properties sold within the neighborhood. Violation surveys will happen twice monthly. New tools are on the way. All homeowners will have access to "Town Square". They will need to register. All have likely received emails and a mailing will be sent out after this meeting. Jordan is positive about this move and excited for the future of the CMG neighborhoods.
- Jimmy wanted to understand what type of dues analysis capabilities they have.
- Action items can be created in Town Square and the board can monitor those action items.

- A HOA Dues increase is in consideration for 2021. We curtailed the voted on increase for 2020 that would have raised dues to \$400. Will be discussed at Qtr 4 meeting.

**Meeting adjourned @ 8:17 pm**