



***Waterford Park Estates  
Homeowners Association  
2014 Annual Meeting***



# Agenda

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- Call to Order
- Introductions
- Proof of Notice & Quorum
- Meeting Objective & Format
- Read & Approve Minutes
- Victory Park Planned Development
- Business Report
- Architectural Review Process
- Financial Report
- Web Site
- Addition of New Board Members
- Announcement of Dues Waiver Winner
- New Business
- Adjourn





# Board of Directors



- Jess Easley (Retired 2014)
- Dawn Garber (Retired 2014)
- Sherry Wright (Retired 2013)
- Chris Custard
- Randy Moody
- Michael Devese
- Martin Bernstein (Retired 2014)
- Carter Low, CMG, WPE Property Manager



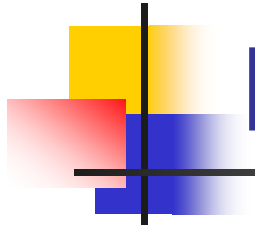
# HOA Annual Meeting

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- 133 Homes in Neighborhood
- Need Representation From 34 Homeowners (25%)
- Total of Proxies and Those Present

**Do We Have A Quorum?**



# Meeting Format

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- Parliamentary Procedures are in effect
  - Justice and courtesy for all
  - One thing at a time
  - The rule of the majority
  - The right of the minority
- When recognized please stand and state your name
- Please present your remarks in a clear, concise manner
- Voting will be done by voice vote, hand vote or by ballot depending on the type of issue



# Victory Park Annexation

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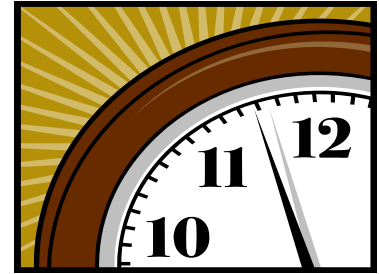
## Annexation Vote Results

- Votes In-Favor (25)
- Votes Against (71)
- Annexation Not Adopted



# Meeting Minutes

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- Read & approve meeting minutes from last year
- Reading will be waived if so motioned and approved

# HOA Assets

- Common Areas of WPE
  - North Dixon Road
  - West Morris Road
- 1,785 Linear Ft Wrought Iron Fencing
- 45 Brick Pilasters
- 7 Entrance Monuments @ 4 Entrances
- 4 Irrigation Systems & Controllers
- 4 Electrical Panels
- 7 Accent Lights
- 2006 Asset Value - \$130,600







# Professional Associations

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- Community Management Group
  - Property Management
- Compass Bank
  - Financial Services
- Henry Oddo Austin & Fletcher, P.C.
  - Legal Services
- State Farm
  - Property & Liability Insurance
- Thomas & Associates P.C.
  - Annual Audit
- Landscaping
  - Grassperson Landscape



# Architectural Review Process

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- Submit requests for architectural approval to CMG
- Examples: Painting, roofing, fencing, exterior construction, pool installation
- Commitment from the Board to timely reviews and approvals
- Reviewed and approved 2013 – 4



# Financial Report



Waterford Park Estates Bank Balance	2013 Beginning Balance	2013 Ending Balance	2014 End of Year Projection
Checking	\$25,598	\$20,027	\$20,000
Reserve	\$67,356	\$67,524	* \$56,000

\* On target to meet 20-year reserve requirements of \$130,600 based on a 2006 reserve study for replacement costs of common property components

- 2013 Reserve Fund Expenses:
  - Revamp 7 entrance flowerbeds (\$10,544)
- 2014 Planned Reserve Fund Expenses:
  - Repaint Street Lights (\$2,000)
  - Revamp lighting at all 7 entrance flowerbeds (\$5,000 - \$10,000)

Waterford Park Estates

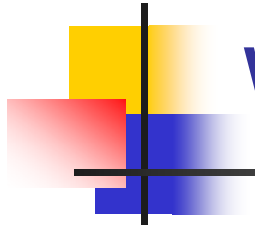


# Financial Impact Points

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- Aggressive pursuit of delinquent accounts
  - Current delinquent accounts = 1 (Bankruptcy)
  - YTD Foreclosures = 0
- Write-offs of delinquent dues and fines = \$0
- **Dues increase for 2014 = \$0**
- **Possible increase for 2015 = \$30 max**

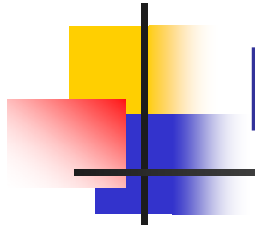


# Waterford Web Site

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- [WaterfordParkEstates.com](http://WaterfordParkEstates.com)
- Anonymous Comments
- Update Contact Information
- Download Forms
- Articles, CCRs & ByLaws
- Add Your Own Advertisement
- Block Party Pictures (submit yours)
- Upcoming Events

Waterford Park Estates



# Election of Board Members

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- New members add vibrancy & perspective
- Nomination and election of Board members
- If none, the Board will continue to solicit volunteers

***Nominations?***



# Do We Have a Winner?

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- Announcement of 2015 Dues Waiver Winner from attending the Annual Meeting



# New Business

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- New Business From the Floor



# Meeting Close



Waterford Park Estates