

2017Annual Waterford Park Estates HOA meeting minutes

Meeting called to order @ 7:01pm.

Board members in attendance

- Adam Schiestel - President
- Jimmy Scott – Treasurer
- Mike Zierath - Secretary
- Chris Custard – 2nd VP
- Kevin Wheaton – Vice President

-Carter Low, CMG, WPE Property Manager

Introduction of Board Members

Audience/homeowner introductions

Carter Low - quorum is met.

Carter read the meeting minutes from 2016

- motion to approve the meeting minute. Motion received a second.

Carter Low welcomes attending homeowners and starts presentation.

- Discussion about agenda
- Professional Association overview
- Discussion of HOA Assets and value
- Architectural Review Process
- Financials overview (turned over to Jimmy Scott)
 - Board member Jimmy Scott discusses current state of finances
 - discussion comparing 2016 to 2017 and increasing costs
 - discussion of reserve fund purpose
 - discussion of major projects and estimated replacement dates/costs
 - discussion of where home owners' dues are spent
 - discussion of dues rates considerations.
 - funds coverage
 - fund purpose/reserve purpose

Audience discussion

- Lighting of monuments, discussed viability of changing over to LED
- Discussed street lights, HOA responsibility to maintain.

Carter Low discussion

- Status of dues collection
- Website location and contacts

Carter discusses open board positions and open positions on committees and encourages homeowners to join.

- Jeff Kuznair volunteered to join the WPE Board of Directors.

Drawing for dues

- in attendance won by Jeff Kuznair, 2612 Russwood. jkuznair@verizon.net
- proxy drawing won by Byron Walls, 6008 Windridge

Floor opened for any new business

- Discussion of Project/Initiative Projects process. Sponsor from the board, a commitment and a budget.
- Morris Expansion project to six lanes. Partially funded, approved \$80,000 for updating the 2009 plan. Will come up again in 3 months for discussion.
- Senior Housing proposal which outlined the areas that government subsidized senior housing may be built. There will be updates as they are available.
- Sprinkler system along Dixon has been repaired as issues arise.
- Need to have a webmaster backup in case Jess Easley were to move. Jimmy Scott nominated his wife as she has an IT background.
- Question came up about repairing mailboxes. A letter has been sent to the homeowner that is currently in violation. Discussion around the HOA bylaws and the process involved.
- Mail delivery issues came up. There has been a noticeable change in delivery standard. Suggestions included calling the post office.
- There was some open discussion about dogs barking in the neighborhood. An email will be sent asking for owners to control excess barking.

Meeting ended at 8:24pm