

Waterford Park Estates 2018 Q4 Board meeting

10/08/2018

Call to order 7:00 pm

Board members in attendance:

- Adam Schiestel
- Kevin Wheaton
- Mike Zierath
- Carter Low
- Jeff Kuzniar

Items brought up for discussion and action items:

- **Discussed Violations Report**
 - We have one home with multiple violations that will be coming on the market soon. Carter will send them a letter in regard to violations and mailbox.
 - There is one home with a roof violation that has yet to be addressed.
- **Financials**
 - We are reasonably within budget, +/- \$116 on annual basis.
 - One resident is still delinquent on home owners fees.
- **2018 Annual Meeting and Board Meeting Schedule**
 - Annual HOA Meeting will be held the week of November 12th, TBD.
 - 1st Qtr 2019 board meeting will be January 21st, 2019
- **Residents attending and architectural review**
 - Sheri Bishop attended to get a preliminary approval to build a 2-stall detached garage on their property plans were provided.
 - Terry Ludwig attended with Sheri
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- **Landscape, Sidewalk and Contractor Bids**
 - The sidewalk along the trail system on Dixon is in disrepair, Adam wants to approach the city to inquire about Flower Mound fixing the trail sidewalk
 - Sidewalks in front of homes is homeowner responsibility. We generally would notify the town about the violations, the town has a program, its cheaper to go through them.

- Do we have any recourse to have the city repair based on a utilities issue?
Reserve study could be done for \$600-700 to determine root cause.
- 4th Qtr was when we had reserved funds to take care of trimming the hedges.
Will send general letter out notifying residents of trimming action.
- For the foreseeable future, we will continue to utilize Grasspersons for mowing and Trimming. Get quote to mulch under trees along Dixon.
- We will employ Wet Dog Irrigation to rectifying any irrigation issues moving forward.

Meeting adjourned @ 8:13 pm