

**WATERFORD PARK ESTATES HOMEOWNERS ASSOCIATION ANNUAL
MEETING – October 27, 2008**

Call to Order - Bruce Lawyer called the meeting to order at 7:10 PM

Agenda Approved – A motion from the floor was received and second to approve the annual meeting agenda as presented. The motion was approved.

Quorum – Carter Low from CMG verified that there was a quorum of owners in attendance or by proxy. A total of 44 were represented.

Introductions – The current HOA Board was introduced by Bruce:
Bruce Lawyer – Director, Pat Oliphant – Director, Paul Andia – Director, Jess Easley – Director and Carter Low from CMG.

Guest – Philip Mack Furlow an attorney with Hayes, Berry, White and Vanzant L.L.P. Philip made a presentation about mineral rights and how they could affect our area and the Barnett Shale.

2007 Annual Meeting Minutes – Bruce received a motion and a second to waive the reading of the 2007 annual meeting minutes and enter the minutes into the record. This motion was approved.

Financial Review – Bruce Lawyer reviewed the association's financial status and also reviewed the reserve fund. Residents seemed positive about the results.

Web Site – NEW – Jess Easley created and explained the association's new web site and its features. This also was received as a position improvement by those in attendance.

New Business:

* Trietsch UMC Church addition – Bruce explained the church's requests for our input on their new additions and its effects on the property the HOA had given them. Those in attendance requested that the parking area be removed from the previous Waterford Park property.

** A homeowner directly behind Trietsch church was unhappy with how the church had changed the drainage with their new children's playground area behind the church and how it was attached directly to his fence without him being notified. Although he thought that the area was nice for the kids, the drainage issue was requested be corrected by the church as it is creating standing water after rains, etc... Also, this same homeowner (and others) voiced much concern about the mess of assorted things growing behind the back parking lot.

*** Bruce opened to the homeowners attending, the topic of the lighting to the 7 area monuments. It was agreed that this needed to be improved and authorized the board to spend the necessary funds to complete this project.

**** The topic was brought up about speaking to the city about a possible parking area somewhere next to Dixon Park to help with the many cars parking on the street when soccer or other practices are held at Dixon Park.

Old Business:

* Bruce explained how all of the monuments had been fixed and straightened.

** A request from the floor was given to find more out about the progress of the proposed 9th grade campus to the west of the area.

Drawing for the Free Year's dues for 2009 – This was won by Jeff Kuzniar.

New HOA Board members - nominated and second at the meeting – all are welcomed. Randy Moody and Chris Custard.

Adjournment – A motion was made, seconded and approved to adjourn the meeting at 9 pm.

* Power Point Presentation with agenda as separate attachment to notes