

2020 Qtr 1: Waterford Park Estates Board meeting

01/14/20

Call to order 7:06 pm

Board members in attendance:

- Adam Schiestel
- Mike Zierath
- Carter Low
- Jeff Kuzniar
- Jordan Low
- Mike Chasteen
- Robert Henley
- Bruce Lawyer
- Denny Rice

Guest present: Phil Mitchell & Seames

Sandeep Sharma, Flower Mound City Councilman.

- Short term Rentals: Town has had discussion about 1-30 day rentals, ie..VRBO, AirBnB, etc. There are a couple considerations; benefits & security. Down side is the constant roll over in residents, traffic, party house atmosphere. Whatever the city does, the HOA's can enact amendments to prevent short term rentals. 2/3 vote are required to pass, a non-vote is a no vote. There are a couple of ways to get a majority vote, with emails and direct mail.
- Nearby Development; Assisted living proposal on College. The Age restricted living on Dixon is coming soon. There could be, potentially, further business development along Dixon. Apartment developments are on the agenda constantly. A large one in Lakewood was recently denied. There is a proposal to make high density housing on Garden Ridge/Kirkpatrick. It would require some road design changes, would increase value of that undeveloped 40 acres. The West side of town, near 1171 and 377 is ripe for commercial development.

Items brought up for discussion and action items:

- **Discussed Violations Report**
 - Nothing significant in the violations report.
 - Talked about Fence Staining and requirements. There isn't a requirement. For those who do stain, we do take note of faded and poor stain.
- **Financials**
 - All dues are current

- **Foreclosure Status**
 - Property in question closed today. New owners were given 90 days to correct deficiencies. Work has begun.
- **Ironscape Meeting Update**
 - Meeting went well. Flowerbeds in monuments look good. One complaint from Ironscape was that we don't allow a buffer to make on the spot corrections in regard to irrigation equipment.
 - Discussion went further as to how Ironscape isn't currently honoring industry standard warranty on bushes that have died that they replaced.
 - They have not currently lived up to the contract in regard to fire ant treatments.
 - Requests for landscape bids will go out. Ironscape contract expires in March 2020
- **Tree Trimming Bids**
 - Bids were obtained, discussion in regard to bids took place. Agreement was that company that is chosen would flag the trees that are to be removed for HOA review
 - 1-2-Tree came in with an acceptable bid. Based on the work they have done for the HOA before, and their current bid, will be asked to do the work.
- **Monument repair bids**
 - Scope is power wash, re-seal, mortar correction and repaint.
 - Bid for \$6150.00 to fix and reseal.
 - Based on input from Jimmy Scott in regard to reserve fund, this project is a go.
- **Dixon Sprinkler Repair**
 - Irrigation along Dixon has eroded to the point where some of the equipment is 30+ inches deep. Discussion needs to be had on repair or replacement
 - Bids from contractors have been requested, Wetdog has been the only one to return a bid, it came in at approximately \$4200 for repair
 - Mike Chasteen will work with Wetdog, walking the stations, and will attempt to get a schematic of the HOA irrigation system.
- **Payment website cybersecurity**
 - A recommendation was made to discuss with Jess the viability of changing the official website to an https site. Carter will speak with Jess about this.
- **Officer elections**
 - Discussion of officer positions took available.

- Mike Chasteen volunteered to fill the role of Vice President. Received a first and a second.
 - Mike Zierath agreed to continue in the capacity of Secretary.
 - Adam Schiestel agreed to continue in the capacity of President
 - Jimmy Scott will continue in the capacity as Treasurer
 - Jeff Kuznair, Robert Henley and Bruce Lawyer will fill the At-Large positions
- **New Business**
 - A recommendation was made to pursue enacting HOA verbiage to prevent short term rentals within Waterford Park Estates. Some footwork needs to be done, but this is an agenda item that will be pursued.
 - Carter will obtain reusable signs that announce the annual meeting.

Meeting adjourned @ 8:35 pm