

2019 Annual Waterford Park Estates HOA meeting minutes

Meeting called to order @ 7:04 pm.

Board members in attendance

- Adam Schiestel – President
- Kevin Wheaton – Vice President
- Jimmy Scott – Treasurer
- Mike Zierath - Secretary
- Jeff Kuzniar – Board Member
- Carter Low, CMG, WPE Property Manager
- Jordan Low, CMG, WPE Property

Introduction of Board Members

Audience/homeowner introductions

Jordan Low - quorum is met.

Jordan discussed the meeting minutes from 2018

- motion to waive the reading of the meeting minutes from 2018. Motion received a second. Passed.

- Professional Association overview
- Discussion of HOA Assets and value
 - Common areas of WPE
 - North Dixon Rd
 - West Morris Rd
 - 1,785 Linear Ft Wrought Iron Fencing
 - 45 Brick Pilasters
 - 6 Entrance Monuments @ 4 Entrances
 - 4 Irrigation Systems & Controllers
 - 4 Electrical Panels
 - 6 Accent Lights
 - 21 Street Lights
- Reserve Study updated in 2016

Architectural Review Process – applications for home improvements are required for all improvements

- Discussion of vacant home and requirements for what the process will be once that home is purchased.

Financials overview (Jimmy Scott)

- discussion comparing 2018 to 2019 and costs
- discussion of reserve fund purpose
- discussion of major projects and estimated replacement dates/costs
 - Wrought iron fence cleaning/painting (done in 2018)
 - Wrought iron fence replacement (\$98,000 in 2028)
 - Monument replacements (\$60,000 in 2035/2036)

- Street Light replacement (\$26,000 in 2035)
- discussion of where home owners' dues are spent
- discussion of dues rates considerations.
 - funds coverage
 - fund purpose/reserve purpose
- Status of dues collection
- Dues Comparison – slide showing Homeowners Association dues across a wide range of neighborhoods.
- Financial Impact Point – only 1 delinquent account, write-offs of delinquent dues and fines from same address
Was \$7,238
- Discussion of dues increase and what money would be used for. Monument maintenance and reserve fund.

Website Discussion

- Website location and contacts. On-Line Payments, announcements, etc. Resident Jess Easley has volunteered to maintain and host the website and continues to do so.

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

- Robert Henley has been nominated by Adam, 2nd, passed
- Bruce Lawyer, nominated by Mike Z, 2nd, pass
- Mike Chasteen, nominated by Jeff K, 2nd, pass
- Kevin Wheaton has stepped down after 7 years
- Discussed volunteers for committees such as Landscape committee or Social Committee.

Drawing for dues

- in attendance won by Karen Koebel, 6012 Windridge
- proxy drawing won by Gary and Nancy Smith, 6105 Crestside

New Business

- Consider Increasing Dues to Improve Monument Maintenance

Mike Chasteen, feels its an accountability issue from the service provider. Base line service requires monument maintenance is color twice a year plus mulch

The board separated the irrigation issues after some city work created issues with the HOA irrigation system. Wet Dog has done a nice job.

Electrical issues were discovered after changing some bulbs. Electrician came out and replaced some fixtures and moved to LED bulbs. Meeting the \$27 per month minimum

A solar panel has been discussed for the monument on Waterford and Morris. We have gotten a quote, awaiting specs on the solar panel.

A suggestion was made to revisit running power to the south monument on Waterford and Morris with the city. They just dropped a line for new lights, might be an opportunity.

Discussion switched to whether we should take the monument maintenance away from the landscape company and let it go to CMG.

- Course of action decided on is to sit down with Ironscapes, talk about responsibility and expectations, follow up on expectations and revisit the landscape and monument maintenance

At a later date. The HOA dues increase was tabled and will be revisited at a later date. No increase in dues for 2020 at this time.

Meeting ended at 8:01pm