Waterford Green HOA

2023 Annual Meeting

Nov 2, 2023 7:30 PM

1. Confirm quorum proxy votes and Home Owners in attendance / virtual. Murray Rose
2. Call meeting to order. Murray Rose
3. Recap news letter
   1. Updated covenants have gone through
   2. Sidewalk has been completed
   3. Many issues with a handful of dues, these are impacting our tight budget and could cause a rise in dues for everyone
   4. In July the neighborhood received a notice that the well pump property was being put up for sale.
   5. Landscaping: reviewing the contract for the mowing/snow removal
   6. Lot # 196 asked why the neighborhood is picking up the slack on the few that are paying dues. They asked if we can take them to small claims court. Also talked about the high Zillow estimate and if we have asked why they aren’t paying.
4. Review 2022 Annual meeting minutes and Approval.
   1. Lot 26 moves to approve
   2. Lot 109 seconds
   3. Approved by all
5. Treasurer’s Report and 2024 Budget approval. Tommy H
   1. 9 properties are not paying their dues. One has a lien on the house. Two lots are coming up on 3 years past due and at that point a lien can be placed on the homes.
   2. Budget for this year shows a deficit because of those dues that are outstanding. The reconciled balance right now is around $17,000.
   3. Proposed budget for next year includes the outstanding properties being paid. For the most part the budget shows all line items staying relatively consistent. The biggest concern is collecting the dues.
   4. The last payment on the sidewalk is set to be paid in early 2024 which will take that off of the books and help for the 2025 budget.
   5. Lot 205 expressed concerns over the process of receiving due notifications.
      1. First mailing is mid January, Second letter goes out in March. This year a third round was done through door knocking by the board.
   6. Lot 125 shared that the first few years of owning their paperwork was being returned to sender so they got behind because of that.
   7. Lot 127 Asked if the annual dues have increased ever. The lake portion increased last year to $175. The Waterford Green dues cannot go above $175 without a vote to increase the max limit. Also asked what our current budget is for the landscaping. It is over 12k this year.
   8. Motion to approved the 2024 budget: lot 71
   9. Second: Lot 81
   10. Vote: approved
6. Landscaping report Jennifer Prokop
   1. MAAC bid just short of $18,000 for 2024, we are currently on a one year contract with them. MAAC does also do maintenance on our sprinklers as part of the contract.
   2. Jennifer asked that if anyone knows a company that we should reach out to for bids, to reach out to her or the new landscaping board member.
   3. Repairs this year include working on the lights at both entrances. Brick road has been fixed. We are waiting on AEP for the Fir Rd entrance. The well pump at Fir was replaced this fall by Tatay.

Side Walk repair/renewal Jeff S

* 1. Weeds have popped through the sidewalk and the company will come out in the spring to address the situation. We do have a warranty for 5 years if additional issues come up.
  2. Lot 26, asked if they recommend any maintenance or if there is a timeline for when we need to resurface so that we can budget for seal coating or other issues.

1. Security Report Kathi Troyer
   1. Due to covid and the advancement of video doorbells with everyone home, security was discontinued.
   2. Lot #139 had their doorbell rang in the middle of the night.
2. Communication Kelsey Forry
   1. Murray shared that Kelsey put together the packets for the annual meeting.
3. Social Report Amy Sanders
   1. We are hopeful that with a budget this year we can do quarterly events to get the neighbors together.
   2. Lot 196 shared that in past years they have hosted events over at Prairie Vista.
   3. Side conversation: Lot 196 brought up using the lot near the sidewalk which is actually private property. That will be addressed next year when the board won’t be paying to mow that lawn.
4. New Board for 2024 Chris Robbins

President: Murray Rose

First: Lot 71

Second: Lot 26

Approved

Vice President: Jeff Sanders

First: Lot 186

Second: Lot 159

Approved

Treasurer: Kevin Wilcox (lot 30)

First: 109

Second: 68

Approved

Secretary: Mary Barrett

First: 196

Second: 71

Approved

Architectural: Alex Blomeke

First: 68

Second: 14

Approved

Landscaping and social: Amy Sanders

First: 127

Second: 81

Approved

Communication: Kelsey Forry

First: 26

Second: 209

Approved

Members at Large: Stefan Vogt, Tommy Hall, Chris Robbins, Jennifer

1. Lake Board
   1. Update from Rich and Chris
   2. The lake board is its own identity. Their balance sheet shows aquatic control is 12K, 1k loan back to Waterford board. Their balance is $168.
   3. Savings is around 18K, Checking around 3k
   4. They are going to approach the aquatic company to ask about what more can be done to address the weds. There is also concern that trees are getting close to the lakes and there is concern about maintaining the lake liner.
   5. The Fir Road pump is back running and was down because of electric issues. But overall the pumps are doing well.
   6. For now, the dues will remain at $175 for the coming year.
   7. Lot 196, Are all of the homeowners on the lake aware of what they need to do to maintain their lot to help with the health of the lakes.
   8. Lot 109, there was an effort a couple years ago to address lighting and a similar effort could be made to identify the homes with issues and contact them directly
   9. Lot 171, it is his understanding that trees need to be 30 feet from the lake and there are homes that are encroaching that area.
      1. Alex: Docks also need to be approved by the lake board because they need guidance on how they dig in the area of the lake when they are putting in docks
      2. Lot 205 as a new homeowner, the covenants are very difficult to read, she requested online version (it is on the website). She is also asking if we are using a high interest savings account to capitalize on the current rates.
      3. Jennifer asked who we would call to assess the health of the lake and flag any issues like tree roots. Jennifer volunteered to help meet new neighbors and be an educator
      4. Side conversation: Murray brought up that in the future we need to look at combining the lake board with the Waterford green board.
2. Other business
   1. Lot 156: what does it take to combine the two boards. There are a lot of potential cost issues in the future. But, there is no annual meeting for the lake board so information is hard to come by.
   2. Lot 211: Are they going to resurface the rest of the neighborhood.
      1. Amy answered that the county have a system for evaluating the roads and so right now no additional roads are getting done this year.
   3. Lot 139: who will be responsible to relocate the ducks? There are 5 domestic ducks on the lake.
      1. Amy called the DNR. To get someone who is licensed, it is $600 plus $100 for each additional animal being removed.
      2. Lot 196, do we know these ducks came on their own
         1. They are domestic and can’t fly.
      3. Lot 196, several years ago wild geese were discussed and apparently a bow can be used to get them.
         1. We can call the zoo to see if they can help
      4. Lot 171, go carts have been and issue and golf carts with young kids driving them and speeding
         1. Call the sheriff anytime you see it.
3. Close out the meeting

Lot 71 first

Lot 11 second

approved