

Waterford Green HOA

2024 Annual Meeting

Nov 7, 2024 – 7:30 PM
Knollwood Country Club

1. Confirm quorum (proxy votes & Homeowners attendance) – Murray Rose
2. Call meeting to order – Murray Rose
 - a. Lot 109 – second
3. Recap newsletter – Kelsey Forry
 - a. Encouraged to visit the website to access many documents and contact the board or
 - b. Lot 97 – motioned to accept the newsletter
 - c. Lot 103 – second
4. Review 2023 Annual meeting minutes and Approval – Stefan Vogt
 - a. Murray reviewed the meeting minutes from last year
 - b. Lot 103 - motion to accept
 - c. Lot 21 second to accept
5. Treasurer's Report and 2025 Budget approval. – Kevin Wilcox
 - a. Review of spending in 2024 and proposed budget
 - b. Outstanding homes that owe dues
 - c. Net deficit this year of \$7,700 after lawn and utilities payments
 - d. After all payments ~\$4,400 will be left
 - e. Next year's budget shows a surplus for 2025
 - f. Lot 102– asked about the do we have any debt;
 - g. Lot 171 – question regarding delinquent dues; there is a subcommittee
 - h. Lot 97 – clarify that the delinquent dues are not only lakeside dues
 - i. Lot 103 – any other ways to collect these late dues.
 - j. Lot 190 – motion to accept
 - k. Lot 15 – seconded the motion
6. Landscaping report – Amy Sanders
 - a. MAAC is still doing the work – they are the cheapest and they actually lose money cutting the grass for us
 - i. Tree had to be removed due to storm
 - ii. Sprinkler heads (30) have been replaced due to age not damage
 - iii. Some complaints regarding the clippings being blown the wrong way.
 - b. In the process to get two bids for next year
 - c. Some questions regarding fertilization
7. Security Report – Murray
 - a. We do not have a security contract; it was removed during COVID
 - b. There were some kids photographed swimming in someone's pool and some were identified and the parents were notified.

- c. The county can't do anything regarding kids trespassing even if they are trespassing
 - d. There were two kids were fishing on their property and when asked the kids cursed the homeowner
 - e. The legal issues regarding accusing a person of a crime and posting their picture could expose the board to legal issues.
 - f. People who are on the lake must be homeowners on that particular lake
 - g. Facebook usage – the HOA's face book page is administered and all post must be approved by an admin prior to posting.
8. Communication – Kelsey Forry
- a. Notifications are being received likely from Next door App
9. Social Report – Amy Sanders
- a. Hoping to do more social events but we don't have a budget
 - b. Had a couple food trucks and there was good attendance
 - c. Hoping to have a swimming event next summer
10. New Board for 2025 – Jeff Sanders
- President – Murray Rose
 - Vice President – Jeff Sanders
 - Treasurer – Kevin Wilcox
 - Secretary – Stefan Vogt
 - Architectural – Alex Blomeke
 - Landscaping – Amy Sanders
 - Communication – Kelsey Forry
 - Social – Amy Sanders
 - Members at Large – Chris Robbins

Lot 26 - motion to approve the board members for 2025

Lot 27 – seconded the motion.

Approved

11. Lake Board – Chris Schneider
- a. The weeding and algae control
 - b. Lots of cost have been removed like rodent control
 - c. There is a problem with the large lake pump where the electrical panel gets wet and the circuit breaker trips.
 - d. The reason the dues were increased by \$35 last year is to build up the reserve
 - e. There was an electrical issue a year ago that costs a few thousand \$'s
 - f. If the water levels fall in the lakes then the algae grows
 - g. Geese problems – ropes a few inches off the ground help; also sugar free grape cool-aid seems to work based on some internet research
 - h. Trees growing near the lake can root through the clay barrier; trimming the trees will prevent the roots from growing to the clay barrier.
 - i. Weeds and overgrowth at the lakes can provide refuge for muskrats.
 - j. Discussions – regarding raising dues are only for those homeowners on the lakes.

- k. The water in the lakes are essential for the fire department in the event of a home fire this is what the fire department will use to put the fire out.
 - l. Question regarding the maintenance of the storm drains
 - m. The corner of Wentworth court storm drains are having problems draining.
 - n. The pump control protection could be a neighborhood volunteer event
12. Other business
- a. Concerns about some drivers driving fast around the neighborhood and suggested speed bumps
 - b. The county has refused to put up speed limit signs and speed bumps are out of the question due to the snow plows
 - c. Some cul-de-sacs have crumbling pavement. The trick has been to call the county and use the word "liability" which seems to get more attention
 - d. Lot 186 – renters are there anything in the bylaws regarding renters and corporations that purchase homes and rent them.
 - i. Do we have anything to block this
 - ii. There is nothing in the covenants that do not preclude renting; however, there can't be multi-family dwellings
 - e. Lot 56 – had a follow-up and recommended Brian Eckridge (sp?) who has worked on changing the bylaws to address renters
 - f. Lot 56 – large party (wedding) with a lot of cars parked allowing only a small single lane blocking FedEx
Murray – addressed this event by speaking to the two county police and they could not address the issue.
 - g. Discussion regarding the covenants that disallow parking on the road for more than 12 hours we
 - h. Question regarding any more fiber optic services coming into the neighborhood
 - i. What is the process to make a change to the bylaws. (Must have at least 51% of home owners)
13. Close out the meeting
- 186 – motion to adjourn the meeting
- 111 – second the motion.

AI Transcript Main Points: