

2022 Waterford Green Annual Meeting Minutes

After counting 33 lot owners present, and confirmation that this count exceeded 21.8 percent of land owners, the meeting was called to order at 7:36 pm on Thursday, November 3, 2022 by Murray Rose, President. Three people are watching via internet.

Murray Rose mentioned that counting of votes to approve covenant changes should be done within the week. Jeff Sanders is working on it and Jennifer will take it to the County Clerk's office.

There was a recap of last year's minutes.

Lots of open positions on the board.

Activity – Infinite Cable and another cable company may be coming.

Leaf pickup is being done through St. Joseph County.

The Halloween Parade was a success due to great weather.

There was a review of the 2021 minutes. Pat White, Lot 53 questioned the 4th paragraph which incorrectly mentioned decks instead of docks because the Lake Association only deals with 30 ft of lakes and not houses. It was agreed that this was a typo.

Pat White, Lot 53 motioned to accept the minutes, Tim, Lot 81 agreed to accept. Vote agreed.

The treasurer's report was submitted by Tommy Hall. He indicated a surplus of \$505. Outstanding dues are \$8,200 carried over to next year's proposed budget with no repairs this year. Annual dues are currently \$140 for homeowners and an additional \$175 for lakeside homeowners. Tommy indicated that liens are put on homes after the second year of non-payment and \$25 fee is added to second year of non-payments. Seven of the homeowners with outstanding dues are repeat offenders with only one homeowner more than a year behind in payments. He indicated that with payment of all dues next year there should be no issues in the payment of \$13467 for the sidewalk.

Motion to accept the budget by Chris Lot 69. Motion seconded by Jeff Lot 109. Majority vote was made to accept the budget.

Jeff reported that there were two bids received to repair the asphalt sidewalk with one at \$36,000. The other was in the \$50,000's. The first company agreed to finance the project over three years with a warranty. The sidewalk is 254 yards long and 3 yards wide. It will not be made wider due to the depth of the current base at 2 ft. to 3 inches and capping up from there. He indicated that Waterford Green is stopping at our property line and Quail Ridge is starting their repair at their property line. He indicated that this is a 2 or 3 day project timeline.

Chris Lot asked if the work will be done over a break in the school year. Jeff will ask. Jeff was thanked for keeping us from needing to increase our dues with this project.

Lot 109 asked about forming an Ad Hoc committee to address issues in the neighborhood. Seconded by Tommy Lot 115. This group would brainstorm ideas for the HOA to consider. HOA board approval would need to be established for any covenant changes.

It was noted that this is asked for to improve the community due to frustration of people not taking care of their property. Some had weeds that were out of control, construction going on for months and not getting and not being able to contact the homeowner, among other issues.

Jennifer noted that Metronet did not break sprinklers. Trees had to be taken down this year. Two were at the pumphouse and three on Fir Road. Underly Tree Removal removed three trees for \$600.

She said that MAAC wanted a 5 percent increase. She asked him to hang on for one more year. She does not have a contract yet but has another bid. She wants to have another one by year end. MAAC is the only one who submitted a bid for snow removal.

She noted that they come when called. They usually wait until there are 3 or 4 inches of snow. They are hesitant to come for ice. They don't want to do anything additional in fear of a lawsuit.

Jennifer said that sprinklers for the HOA were replaced in the last couple of weeks.

Kathy – Security – No issues. She noted that is because so many residents have Ring doorbells that not much happens. Jennifer noted that there was a package stolen from her porch but she believes that it was the UPS driver.

Communications – Kelsey was not present.

Jennifer reported that the new covenant changes will be in effect on the 14th.

Murray noted that some of the reasons for the covenant changes were that the covenants reference Adams Road Development which no longer exists. Section 25 mentioned that Dish was not allowed and since that there are better looking fences. Section 30 amendment of covenants is now 51percent instead of 75 percent.

Election of board for next year:

President: Murray Rose

Vice President: Christopher Robbins Lot 69 if he can have beer.

Treasurer: Tommy Hall

Secretary: Mary Barrett Lot 14

Architecture: Alex

Landscaping: Jennifer

Communications: Kelsey

Social: Amy Lot 109

Member at Large – Jeff Sanders and Dave

Motion to accept: Lot 23, Seconded by Lot 56. Unanimous acceptance.

Chris gave an update from the Lake Board. He noted that there has been a significant increase in electric costs. The pump was down for three and a half months in the spring. The pumps are now up and running and have been inspected. He noted that we were getting free electricity because it wasn't going into the meter. \$12,000 dues came in and \$3000 was borrowed from the reserve. He also noted that money was borrowed from the HOA to repair the pumps and the bank waived the late fees. He noted that there is a \$20,000 Certificate of Deposit for pump replacement. If a pump fails, it will be a significant cost.

He thanked Richie who got 15 muskrats off the lakes which streamlined the costs. Before Richie was removing muskrats, costs were over \$600 to remove them. Muskrats do significant damage to homes.

He mentioned that a dock on the lake may puncture the lake seal and dock plans must be approved before docks are installed. They should be sound and safe and not elevated to block views.

There are issues with people planting trees near lakes. This blocks views of the lake and roots grow 1/3 the height of the trees, damaging the lake bottom. Also, residents need to keep their lights in the back yards to keep vandals away.

He will speak to neighbors about lights if he is made aware of the issue.

Lake Valentia weeds are real bad. Richie and Chris will reach out to Aquatic Control to address the issue.

Chris moved to adjourn the meeting. Second guy up front by Murray seconded it.

Meeting adjourned.