

Waterford Crossing HOA Board Meeting- Minutes

Date: March 2, 2011

Location: Neighborhood Management , Inc., office conference room

Meeting called to order at 8:07 a.m. by George Crumley, HOA President

Board members present: Mike Hanavan, HOA Secretary, Vipin Goyle, HOA Vice-President, and Jon Sutton, HOA Member At Large

Members present: Karen Lanigan, Kimberly Everson, Wendy Sutton, Nelson Parry, and Guy Nicoll

NMI Manager present: Katie Waters

Financial Overview: Financials as reviewed by the board. Normal expenditures were noted on most items. However, additional funds expended at pool due to hard freezes during winter months causing repairs to pool area and landscaping in community. Reserve cash good. Motion to approve financials was made and motion was seconded. Financials approved by board.

Landscape: Yard of the month approved for April through October. \$50 gift certificate to Lowe's Home Improvement will be monthly gift. Board approved dark brown mulch to be installed in flower beds. Discussed the need to redo the landscaping in the cul-de-sac in April. Approved.

Communications: Postcard to be created to market Waterford Crossing Web site. Redesign of web site at cost of \$300 approved by board. George Crumley volunteered to take pictures for the new and improved web site.

Social: Linette Magana was not present at the meeting.

Playground: Discussion about playground swings, play sets and fenced in areas. No funding approved for any projects at playground. Board will continue to discuss short term and long term strategic plans for playground and cost effectiveness of various options. Multiple bids will be received and board will discuss and determine best course of action prior to approving funds.

Pool: Pool to open weekends only (Friday-Sunday) from April 30 through Memorial Day Weekend. Open all days starting the Friday before Memorial Day Weekend and running through Monday of Labor Day. From Labor Day through October weekends only (Friday-Sunday). Closed from November through end of April 2012.

Home Maintenance: Discussed need for homeowners to continue to keep their homes (Specifically Lawns, Fences, and Painting) maintained throughout the year. Reminder letter approved to be sent to all homeowners indicating inspections will be done and violation notices sent out to anyone not in compliance with HOA rules. Neighborhood is aging and homeowners need to take responsibility to keep homes maintained properly.

Board went into Executive session after adjourning voting members

Meeting adjourned at 9:24 a.m.

J. Michael Hanavan, Secretary