

**The Crossing at Waterford
Homeowners Association Annual Meeting
Wednesday, October 22, 2008**

Welcome

- Verification of Quorum
- Proof of Meeting Notice Approval

Reading and Approval of 2007 Annual Meeting minutes

President's Address- *Steve Andelman*
2008 HOA Accomplishments

Treasurer Report- *Gary Chapman*

- Financial Statement 2008
- Budget 2009

Reports from Committees

- Modification/Landscape- *Steve Andelman*
- Social- *Karen Lanigan*
- Crime Watch- *Simon To*

Board of Director and Voting Member Elections

- Review voting procedures
- Nominations from the floor
- Introduction of candidates
- Voting

Community Improvements for 2009

Open to the floor

Adjournment

Waterford Crossing HOA 2008 Accomplishments

Resurfaced the Community Pool

Purchased New Pool Furniture (tables, chairs and chaise lounges)

Installed Key Card Access Security System at the Pool

Upgraded the Landscaping at Waterford Way Entrance

Installed “*Waterford Crossing*” Platinum Signage at Alma/Ridgeview

Community Clean Up of Walking Trail along Creekway

Installed New Bike Rack at the Pool

Implemented Yard of the Month Program

Sponsored 5 Community Social Events

**WATERFORD CROSSING HOA
2009 Budget**

	Jan - Dec 09
Income	
Assessments	
Assessments	106,250.00
Interest Income	4,000.00
Total Assessments	110,250.00
Total Income	110,250.00
Expense	
Administrative	2,500.00
Association Meetings	75.00
Social Committee	5,000.00
Licenses, Permits, Fees	200.00
Professional Management	9,900.00
Storage	60.00
Website	700.00
Legal Fees	500.00
Audit & Accounting	1,300.00
Bad Debt	1,500.00
Total General & Administrative	21,735.00
Property Tax	100.00
Corporate Income Tax	1,700.00
Total Taxes	1,800.00
General Liability Insurance	4,800.00
Directors and Officers Insurance	1,700.00
Umbrella Liability	600.00
Total Insurance	7,100.00
Telephone	1,029.00
Electricity	8,000.00
Garbage Service	800.00
Water	9,500.00
Total Utilities	19,329.00
Pest Control	350.00
Common Area Maintenance	5,000.00
Common Area Improvements	1,500.00
Pool Improvements	3,000.00
Total Infrastructure and Maintenance	9,850.00
Pool Service	8,910.00
Pool Supplies/Maintenance	3,000.00
Pool Chemicals	4,000.00
Porter Service	2,000.00
Total Pool Maintenance	17,910.00

**WATERFORD CROSSING HOA
2009 Budget**

	Jan - Dec 09
Landscape Maintenance	18,540.00
Landscape Improvements	1,000.00
Annual Color	3,000.00
Irrigation Maintenance	1,500.00
Total Landscape Maintenance	24,040.00
Reserve Contribution	8,486.00
Total Reserve Contribution	8,486.00
Total Expenses	110,250.00
Year Net Income/ Loss	0.00