

WATERFORD CROSSING HOA - ANNUAL MEETING
(Unapproved)

Minutes

Date: October 22, 2009

Location: Kerr Elementary Cafeteria

Meeting called to order at 7.07 PM by Kimberly Everson, President. The Secretary was present. Also present: Board members Robert Walther- Treasurer, Scott Brkovich and Prithvi Rao; Members: Karen Lanigan and Robin Bullock, and NMI manager: Katie Waters.

Minutes of the 2008 annual meeting held on October 22, 2008, were considered. Carter Snyder moved to approve the 2008 annual meeting minutes and Kevin Livesay seconded the motion. Voice vote taken and the 2008 minutes were approved and filed for record.

Kimberly Everson reviewed the accomplishments for the year which included: Installed lighting for signage at Ridgeview and Alma; Deco sealed the pool; Installed large planters for seasonal color; Installed new grills; Upgraded pool drainage to be in compliance with statutes; repaired street lights at pool; Upgraded shower at pool; Purchased volley ball net for pool; Repairs to brick wall around community; and hosted six social events.

Robert Walther gave the Treasurer's report. Stated we are generally in very good shape. There were quite a few expenses the past year such as the pool drain cover replacement, wall repairs, signage and electrical supply to signage. Pool considered primary asset of HOA.

Discussion re: assessments followed including assessments receivable 2010 budget smaller than 2009 budget.

Architectural Modification guidelines discussed by Yogesh Nanji. The guidelines are posted on the HOA website and provide detailed information about modifications and the process to be followed. The request form is also on the website.

Parking enforcement topic introduced by Yogesh Nanji. In past 6 months 195 parking violations issued. Discussion concerning variances and enforcement of parking covenants ensued. A few questions raised about whether covenants enforceable and variances permitted. Overall members voiced consensus that parking enforcement was working and reasonable enforcement was necessary for the benefit of the community.

Social Committee- Karen Lanigan. Karen was recognized for 4 years of dedicated service. Karen spoke about the six social events through the past year. Julie Savell will be the next Social Committee chair.

Scott Brkovich- discussed landscaping and criteria for recognizing the "Yard of the Month". \$50 Lowe's or Home Depot gift card to the month's recognized homeowner.

Brenda Vowell recognized for her dedicated service in the Landscape committee.

Debbi Lyda and Teri Stady start landscape committee in April 2010

Election of Board Members and Voting Members

Terms expiring for Kimberly Everson and Prithvi Rao.

Kimberly Everson reviewed the nominating and voting procedures for Board members and Voting members.

Present voting members will vote on two board members.

Karen Lanigan nominated George Crumley and the nomination was seconded by Gary Chapman

Robin Bullock nominated Gary Chapman and his nomination was seconded by Nelson Perry

Vipin Goyle nominated himself and his nomination was seconded by Ramesh Nadella

Kevin Livesay nominated himself and his nomination was seconded by Mark Haynes.

Gary Chapman then withdrew from consideration.

Each nominee briefly introduced himself to the members.

The voting members present met and voted George Crumley and Kevin Livesay to the board.

Six voting member nominations were for:

Gary Chapman, Nelson Perry, Karen Lanigan, Robin Bullock, Carter Snyder, and Guy Nicholl

Sanjeev Sharma moved and Scott Brkovich seconded the motion to accept the voting member nominations and they were voted in by voice vote.

Community Improvements for 2010

Playground upgrade

Roof repair to cabana

Permanent volley ball structure

Discussion about basketball court or all sport court.

Horseshoe pit

Lounge chairs around pool

Another shade structure

Putting green

Open Floor

Katie Mayfield- Allen ISD proposing attendance zone changes. Elementary school children at Waterford Parks will likely go to Curtis Middle School

Drawing for one year free HOA Dues was won by David Bond.

Meeting adjourned at 8.34 PM

Yogesh K. Nanji, Secretary