

Minutes from Waterford Crossing HOA board meeting - 2008-11-06

- Previous minutes were accepted.
- Bounce house refund will be worked on.
- October budget was accepted.
- Yard-of-the-month was approved for Brenda Vowell to manage. Budgeted \$400 including a Holiday/Christmas YOM.
- Discussion of rules and covenants not being received by new homeowners. Katie says that NMI is working on a CD that will be given to new homeowners that will have the documents included. They are also freely available on the website.
- Communications committee (Dana) will get \$500 for welcome baskets, newsletters, etc.
- Holiday decorations will cost \$1500 for put up and tear down, with 3 year contract. Board thinks this is high and wants some more quotes. Would also like to propose \$1500 *without* contract.
- Talk about requiring storage space. Katie says there already is some storage space available near the pool.
- Talk about volleyball court in the area near the pool. Someone wanted a gas-fired BBQ.
- New signage and improvements.
 - Add another \$3000 for landscape improvements.
 - Add another \$2500 for common-area maintenance.
- Motion to accept budget, seconded.
- New board positions:
 - Kimberly – President
 - Yogesh – Secretary
 - Rob – Treasurer
 - Prithvi – VP
 - Scott – Member-at-large
- Change web page to have email links to the board members. Members would like their emails forwarded instead of having yet another email account to keep track of.
- NMI agreement/contract: Increase in fees approved (3%).
- Katie gave overview of what NMI provides. She pointed out that NMI charges a flat fees for HOA and boards request to provide a log of time spent would be out-of-scope. She will make an attempt to give some details of number of letters sent out, etc. so the board can understand operations.
- Talk about form letters regarding non-conformance are too harsh. Unfortunately, attorneys say, they must be uniform. Even for the milder infractions. Otherwise they will not hold up, legally speaking.
- Board members must explain to HOA members who enquire about harsh letter tone about why it is required. Perhaps board can put up small explanation on web site so HOA members do not get too irked.

- Fence issue: someone's fence has almost fallen down. They are almost at the point of foreclosure so they are not likely to repair it. Katie proposes that fence be removed and costs charged back to homeowner. But we should be ready to absorb the cost if the home goes into foreclosure. Approved, with 10-day notice to be sent by registered mail before teardown of fence.
- The new president approved and signed the NMI contract.
- Directory discussion – hard copy is not very useful because many opt out. There will be no directory this year.
- How often should we meet? Once a quarter usually, may be a bit more often until the new board becomes familiar.
- Web site discussion will be done next time.
- General meeting adjourned. Private discussion ensues with only board members.