



**WATERFORD PATIO HOME OWNERS ASSOCIATION
MINUTES – June 14, 2023**

Present: Eric Garcia, Marsha Souza, Karen Garcia, Travis Jackson, Paul Hinden

Meeting was held at Marsha's home

The meeting was called to order at 7:15 p.m.

Minutes from previous meeting were motioned for approval by Marsha and seconded by Eric. All in favor said I. Minutes were approved.

Treasurers report read and discussed. Total Expenses 2023 to date \$26,701.90, Checkbook Balance \$42,267.00. Total Wells Fargo Money Market \$60,719.99. Report was motioned for approval by Marsha and approved by Eric.

OLD/NEW BUSINESS:

OLD BUSINESS:

- Eric signed Agreement to retain legal counsel and Engagement Letter to execute for lease restrictions and new by-laws – this was motioned and approved in last month's meeting
- Board voted on changing banks to Regions, motioned for approval by Marsha and seconded by Jan – We will have \$50,000 reserve into a CD or 2/3 and then a money market account and a checking account.
- Old salt water system was \$1,500 that was taken by previous pool company. Quote for new salt water system was \$4,500. We will look into other quotes and look more into short term and long term cost between salt water or chlorine. Bring it back up at next meeting. Waddie is going to call on this matter. He will obtain pumphoom key from Carmen. Jan does not have one.
- It was decided we will look for a new landscaper and fire Luigi.
- Pool Roof Cleaning and sealing pavers– We will get estimate from Ryan on this who did it last time and one more.
- Home Inspections/Walk around dates – We have blank inspections sheets and should complete inspections this month:
 - Carmen and Waddie – Bristol
 - Ford and Juan – Brighton
 - Eric, Jan, and Travis - Newcastle/Castlegate/Leeds
- Website – Marsha to get host name and log in information
- Pool Cameras – Need to get warranty from Skip

NEW BUSINESS:

- Attorney is working on by laws (was missing information and Karen will provide notice of preservation filed in court to attorney)
- Home inspections were almost complete (Karen and Eric to finalize Newcastle/Castlegate/Leeds)
- Karen to reach out to host name and login information for website
- Pool Roof Cleaning and sealing pavers– follow up on estimate
- Per Marsha new chairs will be added to pool possibly in July. Broken umbrellas will be fixed in July old ones will be thrown out
- Marsh to obtain quotes from Dusk till Dawn and Get Lit to do electrical in front entrance
- Discussed possibly assigning members with certain tasks for homeowners to reach directly, pool, sprinklers, etc.
- Add reminder to newsletter not to feed the ducks and add board members with list of who to contact for what
- Marsha is going to buy more keys for pool
- Karen following up with webmaster regarding website
- Speak with clean up guy at pool regarding garbage, bathrooms and providing him a checklist
- Eric to keep following up to try to get a hold of pool guy of Salt Water
- Pool to be analyzed for quote-Eric calling pool guy to give estimate to repair/remove mold

Meeting adjourned: 8: 27 pm

Next meeting will be Wednesday, July 12, 2023