



**WATERFORD PATIO HOME OWNERS ASSOCIATION
MINUTES – SEPTEMBER 11TH, 2019**

Present: Skip Shaw, President, Ken Waddle, Vice President, Marsha Souza, Treasurer, Jan DeProspero, Secretary, Travis Jackson, Al Souza, Yevdenis Sanchez, Ford Slagle, Juan Braceras

Meeting was called to order at 7:05 p.m.

Minutes for August were emailed previously and are accepted.

Treasurer's report was emailed and is accepted.

OLD BUSINESS:

Completed:

Bee Removal

Mid Year Inspections – Completed and letters mailed via postal mail

Pending

New Castle Circle – Ken Patched the Hole, still needs to be graded properly. – Ken will complete this in the next 3 weeks.

Pool Paver Installation - Ken and Skip to locate pipe and cap off prior to scheduling installation – Skip had initially approved a check to be written but asked Marsha to hold off as we are trying to get a copy of the plans from Hefler since the city does not have them to review drainage. Need to move drain line?

Pool Fence – Needs cementing on several areas – Marsha will add to George's maintenance List

Beautify Sterling Entrance - Planting still needs to be done. It was suggested we paint the light green word "Ivanhoe" new light color to match new exterior wall paint and add solar lighting – Ken send a pic of entryway to Jen Illing for what she thinks would be the best options for long term low maintenance Vegetation.

Exterior Walls/ Paint and Clean - Kathryn Saidak attended meeting to discuss Waterford residents matching paint to Hawkes Bluff darker color for exterior walls, motion was made and approved for darker paint with light stripe. – Ken got quote for perimeter walls. – Ken received quotes from CRS Management for Ivanhoe and Ivanhoe Waterford Patio homes for the cleaning and painting of exterior walls

including the pool house and walls. The quote for Ivanhoe was \$7500 and the quote for Waterford was \$7000. CRS offered a discount if they do both. We are waiting to compare these quotes to the ones Kathryn Saidak is obtaining.

Pool Canopy – it was suggested that we consider purchasing a canopy to add shade to the pool area over the new pavers in what is now the grass area adjacent to the pool house. – Mike to take a look at the one in Falcons Leigh Patio Homes. – **Skip got addl quote for \$8500 – moved area to corner over top of existing tables – permanent structure. Skip proposed we look at Sails or Canvas Covering as a more cost effective solution and will obtain quote.**

Security Measures – Ken to look into and get pricing for faux cameras at pool, with one real camera to take pictures of lic plates and feed into hard drive in pump room. He will also get prices for signs. – **It was motioned and accepted that cameras purchased under \$1,000 will not need a board vote. Permission to purchase granted.**

Pool Water Level – water level low so not being filtered. **Marsha to call Shawn the pool guy to take a look at the water levels**

NEW BUSINESS:

Holiday Lighting

Budget Review

Schedule Annual Meeting in December to vote on 2020 Budget and 2020 Board Members

Nominations for 2020 Board Members

Newsletter to go out with proposed Budget, Annual Meeting Announcement, Proposed 2020 Board Members

Next meeting will be in November as most of the board is traveling in October so we will not have the required number of members to conduct meeting.

Action Items:**Ken Waddle:**

- Grate New Castle Circle
- Ken and skip locate and cap off pipe prior to paver installation
- Get Quote on Solar lighting for entrance
- Get Quote for Security Cameras
- Sent pic of entrance to Jen Illing

Marsha Souza:

- Have Shawn check pool water levels

Skip Shaw:

- Get addl quote on pool canopy and/or canvas covering

Jan DeProspero:

- Decorate Board with Marsha

George (Maintenance Man):

- Cement Pool Fence
- Fix Loose Sign at the cross section of New Castle and Castlegate
- Install Sign at Leeds

Travis

- Get Price to extend Driveways