

Waterleaf Falls HOA Board of Director's Meeting

July 7, 2016

Waterleaf HOA Park 6:30 pm

Date: 08/05/2016 Motion to approve minutes: Tim Komazec Second: Tracy Scheel

Manager: Jim Smitherman

Board Members: Tim Komazec, Nola Plumb, Randall Whited

6:32 pm Call to Order

Review and Approve Minutes from previous Board meeting.

Motioned by Tim Komazec Second by Nola Plumb

Tim opens and calls for a poll of attending members to have a say in the appointing of two new Board members to fill the vacant spots. Nola spoke on the reasoning behind why we chose to take a poll rather than just appoint. She stated that we want to go with what the community wants.

Homeowners comment

Candidates in attendance were Tracy and Donna. Lacy was in route.

The candidates in attendance were given a chance to speak. Lacy's husband spoke for her until Lacy arrived.

Poll was taken: Tracy 28, Lacy 19, Debbie 17

Based on the poll the board appoints Tracy and Lacy

Appointing of Officers and Committee Liaisons is delayed until Lacy can arrive.

Managers Report: Jim Smitherman

Jim goes over budget/expenses year to date

Old Business:

Pool and Lifeguards:

Dry erase board put up to advertise Rule of Day and number of days since our last rescue by lifeguards.

Lifeguards we have not made a decision on whether to keep them or not. We are looking at costs etc.

Board is looking over insurance policy.

Landscaping:

Bid for resurfacing and restriping the parking lot. Bid from Wheeler 4945.00 to be done in September.

The board requested 3 bids.

Maintenance schedule for shredding. This is for "mowing" of drainage ditches. Bid to increase the schedule to 14.

7200.00 per year.

Board requests that we receive new bids for all Contracts.

Dog leash and clean up signs:

They are in. Jeff S. will put up all the neighborhood watch signs. We asked to have them up in the next month.

Water fountain: Fountain should be up and operation next week. That would be week of 07/11/16-07/15/16. The reason we got the fountain is so that folks can get water without going into the pool area without a card.

Audit:

Nola stated she is done with 2011, 2012, and 2013 audits. 2014 and 2015 are being done by Steve Tilson, an outside CPA firm. They will continue on with the audits in the future, if the next board approves it.

Nola proposes to reduce dues, for 2017: \$400.00 to \$350.00 starting Jan 2017.

Fence on Waterleaf:

The 3 board members walked Waterleaf and the fence needs to be repaired. Jim was tasked to get bids on the fence to replace pickets and stringers and possibly adding a third stringer to enforce the fence.

Corporate Minute Book Update:

All info is pulled together for a book and it is on our website. Board is looking at having a CD put together to send to all new members so that they have a complete book.

More Homeowners Comments

Committees:

Architectural Review: has been quiet. Minimal requests for decks etc. Shed requests have been in compliance.

Communication: Whitney was not present. Nola stated the website has been totally revamped. There are quick links where members can find links to other important info. Newsletter was early this month. Marquees are being updated more frequently. Two boxes of letters are in.

Social: Current active Chair is resigning. She stated that no one is volunteering, and she may volunteer once others take over.

Governing Documents: Committee requests that Attorney review sections 1-5, more community involvement is needed. July 9th discussing misc. topics, July 23rd discussing fences and landscaping

Neighborhood Watch: Meeting are on hold due to lack of participation and no one coming to meeting. Jeff S has stepped down from Neighborhood Watch but will stay on for Governing Docs committee. Jeff requests the Board start looking for new volunteers. Jeff has a book that he will share with lots of information.

Pool & Pavilion: Reservation system is working very well. Tony says there has been a lot of clean up after parties. 4 life guard saves, last one was on June 3, 2016.

New Business:

Tim encourages members to send in suggestions. We keep a running list from members and from the board as well.

Lacy Goldberg introduces herself and gave a quick bio.

Appointing Officers:

There are no actual terms since these are appointed.

Tim- President

Nola- Vice President

Lacy- Treasurer

Randall- Secretary

Tracy- At Large

Committee Liaisons:

Neighborhood Watch- Lacy

Communication- Lacy

Pool and Park Pavilion- Tracy

Architectural- Tim

Yard of the month- Randall

Nominating- Randall
Governing- Tim
Social- Nola

Nola announced that we are currently completely in compliance.

Homeowner comments.

We received 157 responses to our survey. The board has responded to many suggestions
Explanation of what Liaisons to committees do.

Adjourn

Executive Session

Violations Log
Delinquencies/Collections
Discussion of payment plan