

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Gary Holloway
President
733-0849

Adam Shuppert
Vice President
563-0485

**2011 ANNUAL MEETING
APRIL 5, 2011 @ 7:00 P.M.
SHARONVILLE PUBLIC LIBRARY
10980 THORNVIEW DRIVE
SHARONVILLE, OHIO**

Dan Perrin
Treasurer
733-8442

Tom Strotman
Secretary
733-9554

Will Scott
Member-at-Large
563-1548

AGENDA

1. CALL TO ORDER

2. PROOF OF NOTICE

3. APPROVAL OF THE 2010 ANNUAL MEETING MINUTES

4. REPORTS

- a. PRESIDENT'S REPORT
- b. FINANCE REPORT

5. HOMEOWNER QUESTIONS

6. NOMINATIONS

Five(5) Homeowners will be elected to the Board of Trustees for a one year term. The floor will be open for nominations. Each nominee has the floor for no more than two minutes. After the nominations are closed, homeowners will be asked to cast their ballots.

7. INSPECTION AND COUNTING OF BALLOTS

- a. BALLOT RESULTS

8. OLD BUSINESS

- a. TWO QUESTIONS WERE ASKED AT LAST YEAR'S MEETING CONCERNING THE DIRT MOUNT IN A YARD AND THE TIMING OF THE TRASH PUT OUT AT THE POOL.

9. NEW BUSINESS

10. ADJOURNMENT

WATERFORD HOMEOWNERS ASSOCIATION, INC.

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2010 ANNUAL MEETING MINUTES

MARCH 31, 2010 @ 7:00 P.M.

SHARONVILLE PUBLIC LIBRARY

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CALL TO ORDER

Gary Holloway, President, called the meeting to order at 7:00 p.m. Mr. Holloway welcomed everyone for attending the 2010 Annual Meeting of the Waterford Homeowners Association Inc. Mr. Holloway introduced himself and other members of the Board.

Adam Shuppert, Treasurer
Tom Strotman, Secretary
Dan Perrin, Member At Large

Gary Holloway also introduced Ms. Sherry Browne from Stellar Property Service, the Managing Agent for the Waterford Homeowners Assn.

PROOF OF NOTICE

Gary Holloway announced, for the record, that notice of the annual meeting was mailed to homeowners who had paid their 2010 assessments.

APPROVAL OF THE 2009 ANNUAL MEETING MINUTES

A motion was made to dispense with the reading of the minutes and to approve them as published. The motion was accepted and passed unanimously.

REPORTS

Gary Holloway gave the 2010 President's Report. Available now on the Waterford HOA website.

Adam Shuppert gave the 2010 Treasurer's report. Available now on the Waterford HOA website.

Sherry Browne briefly reviewed the responsibilities of Stellar Property Services as the Managing Agent.

NOMINATIONS

Five (5) Homeowners will be elected to the Board of Trustees for a one year term.

To date, five homeowners have expressed an interest in serving on the Board:

Gary Holloway
Adam Shuppert
Tom Strotman
Dan Perrin
Will Scott

The floor was opened for nominations. There were no additional nominations from the floor and the nomination process was closed. Each candidate briefly addressed the homeowners in attendance.

Ballots were collected and counted by Dan Perrin, Member at Large. The following Association members were elected to the Waterford Homeowners Association Board:

Adam Shuppert
Dan Perrin
Will Scott
Tom Strotman
Gary Holloway

QUESTIONS/ANSWERS

The following questions were asked from the floor by some of the homeowners present. Listed are the questions with the corresponding answer:

1. There is a homeowner with a dirt mound in their yard, which has been there for several months. Can the Board ask the homeowner to remove the mound? **-Submitted by Ms. Donna Smith.**
Answer---Gary Holloway thought that this mound was a result of a water main break but that he would call the homeowner about the dirt.
2. Garbage cans, at the pool, have been put out the morning of the day before “trash pickup” I instead of the evening before, can this be changed to the evening before? **Submitted by Ms. Donna Smith.**
Answer---Gary Holloway indicated that this was done based on the schedule of the pool management company but that he would check to see if this could be done.
3. Gary Holloway reported that several trees were lost during the past year and that they would not be replaced. The question was asked why the tree at the parking lot would not be replaced? **Submitted by Mr. Mark Hayworth.**
Answer---Gary Holloway indicated that all of the service lines, electrical and water came in at the location where the tree was standing and that to replace the tree at this location was dangerous and would cause problems in the future with its roots.

OLD BUSINESS

- 1. None**

NEW BUSINESS

- 1. None**

ADJOURNMENT

At 8:30 p.m. there was a motion to adjourn. The motion was seconded and unanimously passed.

Submitted by Tom Strotman, Secretary

Date _____

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**PRESIDENT'S
2011 ANNUAL REPORT
APRIL 5, 2011@7:00P.M.
SHARONVILLE PUBLIC LIBRARY
10980 THORNVIEW DRIVE
SHARONVILLE, OHIO**

I want to welcome our fellow homeowners and neighbors to our 2011 Annual Meeting. I would like to introduce the Board members who have served during the past year.

**Adam Shuppert-Vice President
Tom Strotman-Secretary
Dan Perrin-Treasurer
Will Scott-Member At Large**

BOARD ACCOMPLISHMENTS

FINANCE

- ❖ **THE BOARD COLLECTED 100% OF ALL ASSESSMENTS DUE FOR 2010.**
- ❖ **THERE WERE NO UNPAID ASSESSMENTS FROM ANY PRIOR YEAR OWED.**
- ❖ **ASSESSMENT FEES FOR 2011 REMAINED UNCHANGED BASED ON POTENTIAL COST SAVINGS.**
- ❖ **COMPLETED A TENTATIVE 2011 BUDGET.**

MANAGEMENT

- ❖ **IN JUNE THE BOARD DECIDED TO “SELF MANAGE” FOR THE REMAINDER OF 2010 AFTER STELLAR PROPERTY MANAGEMENT DECIDED NOT TO ACCEPT THE NEW CONTRACT THE BOARD OFFERED.**
- ❖ **IN JANUARY OF 2011, THE BOARD DECIDED TO “SELF MANAGE” FOR THE YEAR 2011.**

ARCHITECTURAL CONTROL

- ❖ **THE BOARD REVIEWED AND APPROVED 22 IMPROVEMENT APPLICATIONS. THANK YOU FOR YOUR PARTICIPATION.**

LEGAL

- ❖ **COMPLETED A REVIEW OF THE NEW STATE LAW CALLED THE “OHIO PLANNED COMMUNITY ACT” GOVERNING HOMEOWNER ASSOCIATIONS AND OTHER TYPES OF PLANNED COMMUNITIES PAST AND PRESENT. PER OUR LAWYER THE WATERFORD COVENANTS AND BYLAWS FILED IN 1986 MEET THE REQUIREMENT FOR FILING WITH THE COUNTY AND IN AREAS WHERE THE WATERFORD COVENANTS ARE SILENT THEN THE STATE LAW GOVERNS.**
- ❖ **THE BOARD PROVIDED LETTERS OF “GOOD STANDING”, CONCERNING ASSESSMENTS AND IMPROVEMENT APPLICATIONS, TO THE TITLE COMPANIES THAT WERE USED FOR THE TWO HOMES THAT WERE SOLD IN 2010.**

REPAIR AND MAINTENANCE

- ❖ **THE PARKING LOT WAS RESEALED AND MARKED.**
- ❖ **THE ROOF, ON THE PAVILION, WAS REPLACED.**
- ❖ **THE LEAK IN THE LARGE POOL WAS LOCATED AND REPAIRED.**

COMMUNICATIONS

- ❖ **HOMEOWNER E-MAIL ADDRESSES WERE ENTERED INTO THE BOARD’S E-MAIL CONTACT LIST FOR BETTER COMMUNICATIONS.**
- ❖ **THE WATERFORD WEBSITE WAS ESTABLISHED FOR EASE IN CONTACTING THE BOARD, SUBMITTING IMPROVEMENT APPLICATIONS AND AS A SOURCE OF INFORMATION. THE WEBSITE URL IS AT THE BOTTOM OF THIS PAGE.**
- ❖ **AN UPDATED HANDBOOK IS UNDER REVIEW AND SHOULD BE RELEASED SOON.**

GENERAL

- ❖ **RESPONDED TO AND ANSWERED HOMEOWNERS QUESTIONS AS THEY CAME UP.**

PLANNED PROJECTS

- ❖ **PRUNING OF THE TREES ON THE ISLAND, REMOVAL OF TREE STUMPS AND TRIMMING OF THE HEDGES BEHIND THE POOL IS NOW UNDER CONTRACT AND WILL OCCUR WITHIN A FEW WEEKS.**
- ❖ **ADDITIONAL POOL FURNITURE SUCH AS UMBRELLAS AND CHAIRS WILL BE PURCHASED PRIOR TO THE OPENING OF THE POOL.**
- ❖ **PRESSURE WASHING OF WALLS AT THE ENTRANCE, PAVILION SIDEWALKS AND SELECTED AREAS OF THE POOL DECK AND POOL WALL WILL OCCUR WITHIN A FEW WEEKS.**
- ❖ **THE CAPPING OF THE WALL AROUND THE POOL IS OUT FOR BID AND A DECISION TO COMPLETE THIS PROJECT WILL BE MADE LATER THIS YEAR.**
- ❖ **OUR LANDSCAPING COMPANY HAS BEEN ASKED TO PRESENT SUGGESTIONS FOR IMPROVEMENT OF THE LANDSCAPE AT THE FRONT ENTRANCE.**
- ❖ **THE REPLACEMENT OF THE BLACKTOP IN THE PARKING LOT HAS BEEN DISCUSSED AS A POSSIBLE PROJECT IN 2012.**

SPECIAL THANKS TO FOLLOWING

NEIGHBORS WHO ORGANIZED

- ❖ **EASTER EGG HUNT**
- ❖ **JULY 4th PARADE**
- ❖ **LEMONADE STANDS FOR CHARITY**
- AND**
- ❖ **TO THE BOARD MEMBERS WHO HAVE SERVED**

RESPECTFULLY SUBMITTED

GARY HOLLOWAY, PRESIDENT (2010-2011)

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Gary Holloway
President
733-0849

Adam Shuppert
Vice President
563-0485

FINANCE REPORT-2011 WATERFORD ANNUAL MEETING

2010 INCOME: \$58,050 (REF. 2010 TAX FORM)
2010 EXPENDITURES: \$49,133 (REF. 2010 TAX FORM)

2011 INCOME (collected assessments as of 3/31/2011): \$56,480

141 homes out of 145 homes paid in full & 1 on payment plan
Collection Rate = 97.4%

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Treasurer
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Tom Strotman
Secretary
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BANK BALANCES

ACCOUNT	March 31, 2011	March 31, 2010
Checking	\$54,677	\$48,348
Reserve	\$28,211	\$20,981

2011 PLANNED BUDGET

CATEGORY	2011 BUDGET	PERCENT OF TOTAL
BUILDING MAINTENANCE	\$5,000	8.6%
ELECTRIC and TELEPHONE	\$2,500	4.3%
INSURANCE	\$1,600	2.8%
LANDSCAPE MAINTENANCE & MATERIALS	\$12,000	20.7%
LEGAL& ACCOUNTING	\$2,000	3.4%
MANAGEMENT FEE	\$7,500	12.9%
POOL MAINTENANCE & REPAIRS	\$12,500	21.6%
POSTAGE/PRINTING/SUPPLIES	\$1,000	1.7%
PROPERTY TAX	\$150	0.3%
RESERVES FOR REPLACEMENT	\$7,540	13.0%
WEBSITE MAINTENANCE	\$1,210	2.1%
WATER/SEWER	\$4,000	6.9%
MISCELLANEOUS	\$1,000	1.7%
TOTAL	\$58,000	100.00%

Submitted By Dan Perrin, Treasurer 3/31/2011