

# **WATERFORD HOMEOWNERS ASSOCIATION, INC.**

**Adam Shuppert  
President  
563-0485**

**Gary Holloway  
Vice President  
733-0849**

**PRESIDENT'S  
2012 ANNUAL REPORT  
APRIL 2, 2012@7:00P.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**

**I want to welcome our fellow homeowners and neighbors to our 2012 Annual Meeting. I would like to introduce the Board members who have served during the past year.**

**Gary Holloway-Vice President  
Tom Strotman-Secretary  
Dan Perrin-Treasurer  
Will Scott-Member At Large**

## **BOARD ACCOMPLISHMENTS**

### **FINANCE**

- ❖ THE BOARD COLLECTED OVER 98% OF ALL ASSESSMENTS DUE FOR 2012.  
(MORE DETAILS IN THE FINANCIAL REPORT)**
- ❖ THERE WERE NO UNPAID ASSESSMENTS FROM ANY PRIOR YEAR OWED.**
- ❖ ASSESSMENT FEES FOR 2012 REMAINED UNCHANGED BASED ON POTENTIAL COST SAVINGS.**
- ❖ COMPLETED A 2012 BUDGET.**

### **MANAGEMENT**

- ❖ PROVIDED INFORMATION TO SEVERAL POTENTIAL FAMILIES WHO WANTED TO MOVE INTO WATERFORD**

## **ARCHITECTURAL CONTROL**

- ❖ **THE BOARD REVIEWED AND APPROVED 20 IMPROVEMENT APPLICATIONS. THANK YOU FOR YOUR PARTICIPATION.**

## **LEGAL**

- ❖ **THERE WERE NO LEGAL ISSUES FOR 2011.**

## **REPAIR AND MAINTENANCE**

- ❖ **THE WALL AROUND THE POOL WAS CAPPED WITH CONCRETE TO REDUCE MAINTENANCE**
- ❖ **THE PARKING LOT WAS REPLACED WITH CONCRETE.**

## **COMMUNICATIONS**

- ❖ **HOMEOWNER E-MAIL ADDRESSES WERE ENTERED INTO THE BOARD'S E-MAIL CONTACT LIST FOR BETTER COMMUNICATIONS.**
- ❖ **THE WATERFORD WEBSITE HAS OPERATED FOR A YEAR AND HAS PROVIDED 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 BY MID YEAR.**
- ❖ **PRUNING OF THE TREES ON THE ISLAND, REMOVAL OF TREE STUMPS AND TRIMMING OF THE HEDGES BEHIND THE POOL**
- ❖ **PRESSURE WASHING OF WALLS AT THE ENTRANCE, PAVILION SIDEWALKS AND SELECTED AREAS OF THE POOL DECK AND POOL WALL WAS COMPLETED.**
- ❖ **ADDITIONAL POOL FURNITURE SUCH AS UMBRELLAS AND CHAIRS WAS PURCHASED PRIOR TO THE OPENING OF THE POOL**
- ❖ **PUBLISHED THE WATERFORD NEWSLETTER FOR 2011**
- ❖ **ADDED GUTTER GUARDS ON THE PAVILION**

## **GENERAL**

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

## **PLANNED PROJECTS**

- ❖ **NEED TO REPLACE THE POOL COVERING FOR THE LARGE POOL**
- ❖
- ❖ **WILL ASSESS PAINTING NEEDS FOR THE PAVILION FOR 2013**

## **SPECIAL THANKS TO FOLLOWING**

### **NEIGHBORS WHO ORGANIZED**

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

**RESPECTFULLY SUBMITTED**

**ADAM SHUPPERT,PRESIDENT (2011-2012)**

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

### **CALL TO ORDER**

Gary Holloway, President, called the meeting to order at 7:00 p.m. Mr. Holloway welcomed everyone for attending the 2011 Annual Meeting of the Waterford Homeowners Association Inc. Mr. Holloway introduced himself and other members of the Board.

Adam Shuppert, Vice President  
Tom Strotman, Secretary  
Dan Perrin, Treasurer  
Will Scott

### **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 2010 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 2011 President's Report. Available now on the Waterford HOA website.

Dan Perrein gave the 2011 Treasurer's report. Available now on the Waterford HOA website.

## 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 Will Scott, Member at Large and Dan Perrin, Treasurer. 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. Can the lighting on the island be fixed or repaired  
**Answer---Gary Holloway indicated that the lights would be repaired within a few weeks.**
2. There was a concern about the health of the grass on the island.  
**Answer—Gary Holloway indicated that this would be looked into.**
3. Planned improvements were discussed such as capping the walls and replacing the parking lot.

## OLD BUSINESS

1. None

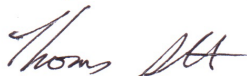
## NEW BUSINESS

1. None

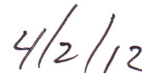
## ADJOURNMENT

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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## FINANCE REPORT-2012 WATERFORD ANNUAL MEETING

2011 INCOME: \$58,000 (REF. 2011 TAX FORM)

2011 EXPENDITURES: \$47,930 (REF. 2011 TAX FORM)

2012 INCOME (collected assessments as of 3/31/2012): \$57,305

143 homes out of 145 homes paid in full & 2 on payment plans  
Collection Rate = 98.8%

### CURRENT BANK BALANCES

ACCOUNT	March 31, 2012	March 31, 2011
Checking	\$26,841	\$54,677
Money Market	\$33,736	\$28,211

Checking account down primarily due to parking lot renovation project in Q1 2012 (\$27,165) and completion of Brick Cap project (\$6,950)

### 2012 OPERATING BUDGET

CATEGORY	2012 BUDGET	PERCENT OF TOTAL
BUILDING MAINTENANCE	\$5,500	12.2%
ELECTRIC and TELEPHONE	\$2,500	5.5%
INSURANCE	\$1,800	4.0%
LANDSCAPE MAINTENANCE & MATERIALS	\$13,000	28.8%
LEGAL & ACCOUNTING	\$1,500	3.3%
MANAGEMENT FEE	\$0	0.0%
POOL MAINTENANCE & REPAIRS	\$14,000	31.0%
POSTAGE/PRINTING/SUPPLIES	\$500	1.1%
PROPERTY TAX	\$150	0.3%
WEBSITE MAINTENANCE	\$1,200	2.7%
WATER/SEWER	\$4,000	8.9%
MISCELLANEOUS	\$1,000	2.2%
OPERATING TOTAL	\$45,150	100%
RESERVES FOR REPLACEMENT	\$12,850	

Submitted By Dan Perrin, Treasurer 3/31/2011

**ELECTED BOARD OFFICERS FOR 2012-2013**

**PRESIDENT-----ADAM SHUPPERT**

**VICE PRESIDENT-----GARY HOLLOWAY**

**SECRETARY-----TOM STROTMAN**

**TREASURER-----DAN PERRIN**

**MEMBER AT LARGE-----WILL SCOTT**