

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

**WATERFORD HOMEOWNERS
ASSOCIATION, INC.**

Kris Eisentrout
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

Waterford Annual Meeting Agenda 2023

April 4, 2023

Agenda Items

- **Summary of all major projects/initiatives during the pasted year 2021-2022—Tammy Johnston**
- **Current Financial Status and Budget of the Waterford Homeowners Association—Brian Bailey**
- **Ballot Vote Results for the New Board Members for 2023-2024—Kris Eisentrout**
- **Projects for the New Board Members for 2023-2024—Tammy Johnston**
- **Questions and Concerns from the Floor**

Warm thank you to the HOA Board of 2021-2022 for all their hard work and time to make Waterford a wonderful community for all. What a Great Team!

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Kris Elsentrou
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

Summary Of the Major Projects/Initiatives for 2022-2023

- Damaged Sprinkler Heads changed out (2)
- Gutters cleaned out and dark streaks power washed
- Power washed white parking lanes in the pool lot
- Spray painted bike rack
- New Basketball padding around pole replaced
- Changed all pool flood light in the back of the pavilion (6)
- New clock hung on pool side
- Cleaned out the attic and pump room. This was a very large job! Thank you to Tracy, Kris and Lynne!!!
- Hung broom rack in pump room
- Changed out communication Board outside the bathrooms
- New Lost and Found Bin replaced
- New Entrance sign to the pool replaced
- Solar lighting added to back fence of pool
- Black edging added to back fence line of the pool to minimize water entering pool deck
- New bathroom trash cans

Landscaping

Helen Pratt took over for her husband Richard who passed away this year. A card was sent to her expressing our condolences. Tall Oaks will continue to be our landscaper!

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Kris Eisentrout
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

Front middle bush continues to die so leaving it out until the landscapers can find the problem.

Trimming around the pond will occur this month. Pond continues to be stable!

Pool Deck/Fence

Upon doing repairs, it came to our attention that water had tunneled under the pool deck and caused major deterioration of the structure and soil across 6 deck panels on the right side after entering the pool. Hendy Inc. who has done our concrete in the passed agreed to do it for us even though they no longer do residential. They worked with EADS fence to fix the wrought iron fence damage as well. We appreciate both companies for fitting us in to their schedule in a timely manner.

Duke Light

We lost a major tree out front as you leave Waterford. When it fell it took out an entire Duke light. Duke replaced. The tree was hauled away and the stump will be dealt with this spring.

Also 3 dead trees were taken down in the front of the neighborhood by Mark Lohmeier, Jeff Johnston, Rocky Louderback and Craig Eisentrout. John and Carey appreciated it and so did the board.

Also thank you to Craig and Rocky for putting up the new Pool Entrance Sign and doing odds and ends. Appreciation was given.

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Kris Eisentrout
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

Thank you to our contractor Doug Lohmeier with all our projects.

Greenix is back to treat moles in the island.

Waterford Website

Lynne worked with Sam from Unstoppable Software to update the HOA Website. A lot of time and effort went into this project. There was a total overhaul in many areas of the website. She also developed a new Waterford HOA Business Card for all residents which they all received with their ballots. All new residents will receive one as a "Welcome to Waterford." We are hoping this will help in any communication our neighbors may need with the HOA.

Thank you Lynne!

Treasure

Brian has transitioned Waterford banking to on-line except for the HOA Assessment fee which still requires a check. We are very proud in this economy to keep our HOA fee at \$400 a year! Also thank you to his family for helping to overhaul the assessment addresses and mailings so we now have current homeowners in our data base. It was a very large job and we appreciate it!

Thank You!

Architectural Committee

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Kris Eisentrout
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

We were able to finally abide by the by-laws to have this committee as part of the HOA Board this year! Thank you Tracy Goldie, Kris Eisentrout and Bill Ward for volunteering their time to be co-chairs of this committee! All submissions are reviewed and have up to 30 days for a response, however some items need to go to the City of Sharonville also. See HOA website for common items.

Decorating Waterford

This year we decided to decorate the front entrance walls and the pool pavilion for Thanksgiving and Christmas. No money was taken out of the HOA budget for this project. We had a private donor! Thank You! It was well received by the residents of Waterford! Hoping to add some more festive décor in the future!

Tammy Johnston
President

Kris Eisentrout
Vice President

Tracy Goldie
Member At Large

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Brian Bailey
Treasurer

Lynne Kraemer
Secretary

Bill Ward
Architectural Chair

WATERFORD HOA FINANCIAL SUMMARY April 4, 2023

2021 SUMMARY:

145 / 145 HOA Dues paid. No liens / No foreclosures

Income Collected HOA Dues:	\$58,000.00
Other Misc/ Income:	<u>\$ 146.29</u>
Total Income:	\$58,146.29

General Expenses:	\$58,861.50
Capital Improvements: Detention Pond:	<u>\$38,290.00</u>
Total Tax Return Expenses:	\$97,151.50

Net Change Assets: (\$39,005.21)

2022 SUMMARY:

145 / 145 HOA Dues paid. No liens / No foreclosures

Income Collected HOA Dues:	\$58,000.00
Other Misc/ Income:	<u>\$ 105.00</u>
Total Income:	\$58,105.00

General Expenses:	\$46,947.18
Capital Improvements: Pool Deck:	<u>\$15,540.00</u>
Total Tax Return Expenses:	\$62,487.18

Net Change Assets: (\$ 4,382.18)

12/31/22 Cash Balances:

Checking Acct.:	\$17,142.44
Savings Acct./Capital Fund:	\$49,138.85

4/31/23 Cash Balances:

Checking Acct.:	\$69,030.99
Savings Acct./Capital Fund:	\$49,140.04

WATERFORD 2023 BUDGET

CATEGORY	2023 BUDGET	PERCENT OF TOTAL
INCOME	\$58,000.00	100.00%
LANDSCAPE MAINTENANCE & MATERIALS	\$20,000.00	34.48%
POOL MAINTENANCE & REPAIRS	\$15,000.00	25.86%
COMMON UTILITIES - ELECTRIC/TELEPHONE	\$5,000.00	8.62%
INSURANCE	\$3,500.00	6.03%
BUILDING MAINTENANCE	\$1,000.00	1.72%
LEGAL	\$1,000.00	1.72%
MANAGEMENT FEE	\$0.00	0.00%
POOL CHEMICALS & SUPPLIES	\$1,000.00	1.72%
POSTAGE/PRINTING/ SUPPLIES	\$300.00	0.52%
PROPERTY TAX	\$200.00	0.34%
MISCELLANEOUS	\$1,000.00	1.72%
CAPITAL RESERVE	\$10,000.00	17.24%
TOTAL	\$58,000.00	25.00%

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Kris Eisentrout
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

Officers Elected for the 2023-2024 Board

- Kris Eisentrout
- Brian Bailey
- Tracy Goldie
- Lynne Kraemer
- Bill Ward
- Connie Lohmeier
- Tammy Johnston

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Kris Elsentrou
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

Suggested Projects for 2023-2024

- 3 New trash cans for pool deck.
- Electrical outlets at front walls.
- Hooks installed on back of walls at front entrance for décor.
- New electric cord for the pavilion.
- Bathrooms update: New signs, faucets, mirror, soap dispenser, towel dispenser and toilet paper roll holder(all original and in bad shape).
- Acid wash floor outside bathrooms to prevent slipping and falling on the floor when wet.
- Umbrella at Baby pool- we will do 2 a year! So please remember to put down when leaving the pool in case a storm hits. Thanks!
- Power Wash all walls (7), pool deck and front of pavilion and Thompson Water seal the top of the brick on the front entrance walls. This is done every 2 years! Send letters to affected homeowners.
- Clean out gutters every year.
- Dust for Spider Webs on the ceiling of the pavilion every year.
- Clean or repaint parking lines before the pool opens every year.
- Check on the pond.
- Check on the storage unit at Star Storage.
- Continue year Greenix for the front island.

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS
ASSOCIATION, INC.

Kris Elsentrou
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

- Addendum agenda.
- Social committee- Pool Potluck, Christmas Happy Hour, Food Truck.
- Change bulbs under the front undercroft of the pavilion.
- 4 new post lights at the pavilion.

Cuni, Ferguson and Levay Law has merged with Cincinnati Law firm Wood and Lamping as of March 1st, 2023. All representation is the same for our HOA!