

WATERBRIDGE HOMEOWNER ASSOCIATION INC.

Meeting of the Board of Directors

Pursuant to call, the Regular Meeting of the board of Directors of the Waterbridge Homeowner Association, Inc. was held on Wednesday, January 15, 2020 in the kitchen of the Waterbridge Amenity Center.

The following Board Members were present in person:

President, Amon McCormack
Jennifer Hyams
Chuck Turner (by telephone)

Non-Voting Board Members, Ed Duffy, Skip Jones, Steve Janes & Steve Rescorl
Waterbridge Community Manager Tami Roth served as recording secretary.

Amon McCormack opened the first board meeting of 2020 at 12:47 pm. He established a quorum of Board Members.

Approval of Minutes

Upon a motion by Amon McCormack and seconded by Jennifer Hyams, the minutes from the October 15, 2019 Board of Directors meeting were approved as written. Upon a motion by Amon McCormack and seconded by Jennifer Hyams the October 15, 2019 Board Minutes are moved into a permanent record.

Amon said due to the timing of financials being ready from CAMS, the 2020 Board Meeting dates will be changed to the following: Wednesday, April 29th. Wednesday, July 29th and Wednesday, October 28th. Amon asked that going forward that all financials and any reports be sent to the board and non-voting board members one week ahead of meeting for preparation.

Ed Duffy reported on the 2 meetings that were held concerning the 7th amendment. on December 17th and January 6th. There were 5 people who attended both. The Jan 6th meeting had approximately 60 people and was moved into the amenity center. The meeting was a question and answer format. The homeowners were encouraged

to vote either yea or nay on the amendment but to cast a vote and return the ballot. Both meetings lasted approximately 2 hours. Skip said their concern was the possible financial impact. Ed Duffy said when the ballots go out it will be a good idea to make phone calls to ensure we receive enough votes. Amon said it will be important to make sure all the builders receive ballots since there are 75 builder lots left. Ed said some homeowners are willing to make calls with a script but would need to come from a Waterbridge phone. Tami said the office phone is a cams phone and she will make a spread sheet as she did last time and follow up with homeowners as needed.

Jennifer asked if we can have the mailing for the amendment be stamped Urgent in red. Tami said she would inform the mailing department of Cams to ensure it is done.

Amon asked we follow up as votes start coming in by a certain date. Amon also said the amendment is going to be rewritten so it is very clear and easier for homeowners to understand. He said this mailing will also include the last amendment that did not pass and will be presented so it is clear to all property owners.

Pool Furniture - Tami gave an update that 23 pool chairs and 2 umbrellas are having fabric redone and are being painted and powder coated. Jennifer ask for price and Tami will let her know the break down. The cost is a total of \$2250 for the fabric and \$705 for the powder coating to total \$3000 The money is coming out of reserves.

Bids for New Gates – Tami included 3 different bids to replace the gates. The board will review and discuss. Tami will set up a meeting with John Smith (TEMS) to discuss bids. Homeowner wanted to know if the gates should have wheels to make them less likely to break. Tami reported that all 3 metal contractors said wheels really work better for sliding gates. The all said that Waterbridge gates are taller than most and heavy. The all suggested that the new gates be curved across the top as most gates do and it will not be as stressed during windstorms when our gates seem to break. Ed wanted to inquire about the motor, arm and footings to be replaced also. The quotes only included gates. Amon said we will discuss the new gates later, when all information has been gathered. The current gates were installed in 2007.

Use of Amenity Center for Charity - Ed Duffy said there is a request to use the amenity center for a charity event. Jennifer said the amenity rental form will need to

be updated to include policy for charity events. There cannot be any alcohol served at the event. Jennifer is concerned about amount of people attending and what will happen if it is raining. The property owner must still pay the fee to rent facility for the charity event and must sign forms to be responsible for the event. Jennifer said that if the pool area will be included, we need to have small signs to direct people to event.

Committees having access to kitchen for meetings – Ed Duffy said that committees would like to hold their meetings in the kitchen. Jennifer and Amon said that it would be ok for committees to use kitchen for meetings only, for a 2 hour period and they must make a reservations with Tami for the meeting and must understand that if the kitchen is requested for a paid event (party), at a time they have reserved for a meeting, the committee must reschedule the meeting for another time when kitchen is not rented.

Questions after Board Meetings – Ed Duffy inquired about the four non- voting board members allowing questions from the property owners after board meetings. Jennifer said she has a concern that owners will by- pass current procedure of going through Tami with all questions and wait for board meetings. Amon said the board meeting procedure will remain as is for the current time.

GL Accounts for Monies accrued from Boat Storage and Social Committee – Jennifer ask Tami to contact Amy Brimner and ask that monies from the boat storage be held in a GL for Boat Corral and not be rolled over in reserves. The same with the social committee monies received. It is important that owners can see the status and amount of monies in each line item for the boat corral and social committee accounts.

Community Bulletin Board- A community bulletin board has been requested. Tami suggested it be placed in the fitness center under the TV. The board did not want it in the fitness center and said it can be placed on a wall inside the amenity center.

Newsletter- Tami said she will do a quarterly newsletter as was done previously. Tami would like updates from homeowners on committees and clubs to put into newsletter. Tami will have the newsletter out in a couple of weeks.

Audit – Amon received the 2018 audit from CAMS. He has some concerns about the numbers and wants to review that they are correct and are not part of 2019 expenses. He asked Tami not to pay for audit until all is corrected. Tami said she will speak with Andy Thompson to inquire.

Violations- Trees on lot 585 with trees that are down and broken up. The lot has a lien on it and Jennifer said to contact Colin to send notice. Tami said she spoke with Jason and he will charge \$200 to clear the tree. Tami will contact Colin and send notice to lot owner to let them know after a certain amount of days. The tree will be removed, and he will occur all charges including letter charges from attorney.

Pond Management- Steve Janes will taking course to be certified in pond management. Amon said the fee of \$30 can be reimbursed by Waterbridge.

Water on Lot – The homeowner of lot 303 has been complaining about the water standing on lot 305. Steve said unless the owner has modified the lot which has not happened there is not much that can be done. The neighbor will need to build a berm or install a French drain. He would like for Richard Alsop to look at it the next time he is in town to see if there is something that can be done. Steve Janes said Richard is coming in on Friday for inspections and they will review the lot.

Cement Trucks – Builders are choosing to drive cement trucks over the curb because the fine of \$500 is less than the pumper truck. When they are contacted about it, they tell Tami to fine them. Amon said to notify Richard to increase the fine. Steve J. said he and Richard were told by builders they can cut a pie shape at the curb so trucks can enter and then repair when completed. Steve also said he has seen lots that have work going on after 6 pm. Amon ask to update fines with Richard and Jennifer ask to submit to be voted on.

Lot Maintenance Fees Charged after homes exist- Amon said he has been contacted about homeowners receiving lot fees after their homes were built. Tami said there were many charged, and she has been emailing Cams to remove fines as people contact her. Steve Janes said he was one of them. Tami said that going forward she will contact Cams when she is contacted by the builder that a home is starting and when she is emailed by Richards office to release deposits to builders so the lot maintenance fees are removed from said lots.

Next Board Meeting- Amon said the next board meeting will be held on April 29th at 1: 00 pm.

There being no other matters to discuss, the meeting was adjourned at 2:50 pm

Approved:

Amon McCormack

Date