



**WATERFORD PATIO HOME OWNERS ASSOCIATION
MINUTES – April 12, 2023**

Present: Eric Garcia, Marsha Souza, Carmen Williams, Jan Prospero, Waddie Ruiz Rivera

Meeting was held at Jan's Home

The meeting was called to order at 7:08 p.m.

Minutes from previous meeting were motioned for approval by Marsha and seconded by Jan. All in favor said I. Minutes were approved.

Treasurers report read and discussed. Report states that all but 1 due have been paid. Letter sent. Total Expenses 2023 to date \$12,690.27, Checkbook Balance \$49,957.00. Total Wells Fargo Money Market \$60,742.46. Report was motioned for approval by Marsha and approved by Jan.

OLD/NEW BUSINESS:

OLD BUSINESS:

- From last meeting Eric and Marsha are now on the bank account.
- Jan sent by laws that we want to change

NEW BUSINESS:

- Eric signed Agreement to retain legal counsel and Engagement Letter to execute for lease restrictions and new by-laws – this was motioned and approved in last month's meeting
- Board voted on changing banks to Regions, motioned for approval by Marsha and seconded by Jan – We will have \$50,000 reserve into a CD or 2/3 and then a money market account and a checking account.
- Old salt water system was \$1,500 that was taken by previous pool company. Quote for new salt water system was \$4,500. We will look into other quotes and look more into short term and long term cost between salt water or chlorine. Bring it back up at next meeting. Waddie is going to call on this matter. He will obtain pumphoom key from Carmen. Jan does not have one.
- It was decided we will look for a new landscaper and fire Luigi.
- Pool Roof Cleaning and sealing pavers– We will get estimate from Ryan on this who did it last time and one more.
- Home Inspections/Walk around dates – We have blank inspections sheets and should complete inspections this month:
 - o Carmen and Waddie – Bristol
 - o Ford and Juan – Brighton
 - o Eric, Jan, and Travis - Newcastle/Castlegate/Leeds
- Website – Marsha to get host name and log in information
- Pool Cameras – Need to get warranty from Skip

Meeting adjourned: 8:15pm

Next meeting will be Wednesday, May 10th, 2023