



**WATERFORD PATIO HOME OWNERS ASSOCIATION  
MINUTES – December 10, 2025**

**Present:** Eric Garcia(President), Carmen Williamson(Vice President), Waddie Ruiz, Director.

The meeting was called to order at 7:05 by the President, Eric Garcia.

Minutes of last meeting were emailed to the board. There were no corrections.

Treasurer's Report was emailed to the board and there were not questions or corrections.

**OLD BUSINESS:**

5931 Newcastle Lane - to remove the boat in the driveway - The owner emailed and indicated he cannot find storage space due to time of year they are all full. He will try again later in the year. Permission was given but to check again in April.

**NEW BUSINESS**

This meeting is scheduled as the Annual Meeting. Notice was given to all homeowners by mail or email as of November 9, 2025. This meeting is held for the purpose of electing the 2026 Board of Directors as well as approving the 2026 WPHOA Budget.

No nominations were received from the general membership.

As there are no attendees at this meeting besides 3 board members it is agreed that the board will remain the same for now. January 2026 meeting there will be a formal vote.

The 2026 Proposed Budget was approved as presented, as a quorum was present.

Meeting Adjourned 7:20pm  
Next Meeting January 14, 2026