

**WATERFORD HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING  
FEBRUARY 7, 2022, 6:00 PM  
MANNA CHURCH, HIGH POINT, NC**

**Teresa Shannon, property manager, established a quorum and called the meeting to order at 6:06 p.m.**

**Nomination and election of the Board of Directors:**

There were five candidates – Allen Broach, Brian Meixner, Bob Pecor, Jacob Hahn, and Tim Ayers – all of whom introduced themselves to the membership. The candidates stated they were looking forward to having an active board. The board wants transparency and looks for respect throughout the community.

With no other candidates presented, a motion was made to close the nominations. The motion was seconded.

A motion was then made that the five board candidates be elected by acclamation. The motion was seconded, and the five candidates were elected to serve on the board of the Waterford HOA.

**Board meeting**

The new board will be meeting within the next couple of days and will address the website. Their names, email addresses and phone numbers will be added to the website. They will also be reviewing the By-Laws and Rules and Regulations. By-Laws are from 1993; they will be cleaned up and reviewed and revised.

It was questioned whether changing documents would need to be passed by the board? Rules & Regulations can be updated by the board. However, By-Laws and other documents cannot be arbitrarily changed by the board. All changes to the ruling documents are addressed at the association meeting.

## **Financial Report:**

Teressa Shannon presented the financial report for calendar year ending December 31, 2021. EOY total assets were \$15,458.36. In reviewing the income statement, Waterford HOA received \$28,982.46, which was \$2,370.48 over budget. Expenses also increased. Total expenses for 2021 were \$29,565.96, which was over budget for a loss of \$6,631.96. The over-budget expenses were for legal fees of \$4,907.22; total mailing cost of \$1,158.01; tree maintenance of \$2,650.00; grounds maintenance of \$8,500 and lawn maintenance and landscaping of \$525.00

In reviewing the budget for 2022, all items remain the same except for increases in Management Fees, Accounting Fees, Legal Fees, and Postage and Mail.

## **Entrance sign:**

The question was asked on whether there was room in the budget to replace the sign at the entrance. Parts of the sign are being kept by Tim Miller. Tim Ayers will get them from him and the board will move forward with installing a new sign.

Tim Ayers and Brian Meixner will contact the state to find out about an easement for the sign. They will also inquire about purchasing a small amount of property from the state at the entrance.

## **Pond Maintenance.**

It was asked if it possible that the city would maintain and care for the pond? The response was no and that the pond is owned by the association and must be maintained by it.

The city inspects the pond once a year the, and they gives a timeframe if anything needs to be done. Keeping the algae down is part of the pond maintenance.

In the past, Tim Miller has maintained the pond. The board will review pond maintenance.

One owner questioned the new construction going on in an adjacent neighborhood. Teresa stated that the first thing that will have to be done is to put in a pond before any construction is started.

### **Rentals:**

There were concerns about commercial buyers coming in, buying homes and converting them into rental property; and there are now a lot of renters. Owners need to be held accountable for work and care of the property, with possible fines if not maintained. Prestige is to send the board addresses of all rentals and specific issues so that the owners can be notified about the issue. Letters are a good way for the owner to initially know what is going on. It is the owner's responsibility to make sure their residents maintain the property and abide by the Rules & Regulations of the association.

### **Website:**

It was interesting that only 2 or 3 attendees knew that Waterford has a website. It was recommended that everyone look at the Prestige Management website then find the Waterford site and review the forms, policies and other information pertaining to Waterford HOA. This is where you would go to complete the architectural form for work to be done, i.e. fences, color changes, etc. No changes may be made to a home or property without getting an architectural approval.  
(prestigemanagement.biz)

Minutes for the annual meeting and all board meetings will be posted on the website.

### **Parking:**

It was mentioned that cars are parking along the streets. Management indicated they would speak with the board about specific issues regarding parking and streets. The city should be contacted about towing cars. When vehicles are parked on public streets, emergency vehicles cannot get through the community with the cars parking irregularly on the streets. These are the type concerns that can be shared with the board via email and can get together and meet and try to find solutions to the problems.

## **General Comments:**

The homeowners were encouraged to reach out to Andrew Shannon with Prestige or a member of the board with any questions or concerns. Owners were also encouraged to participate and serve on the board or committees. The board used to be a very active board, but after a time, there was a lot of turnovers, people were leaving and not wanting to serve on the board.

By-Laws require quarterly meetings. It was uncertain when the last board meeting was held. One homeowner commented there was a big concern that the board has not met or even existed. Homeowners were left on their own. Teresa indicated that it has been about six years since there was an active board. The Rules & Regulations and By-Laws do not expire. Most attending wanted to keep these meetings going. Very informative and likes the information that is shared.

Allen Broach passed out his business card with his email address and asked that everyone send him their name, address, email address, and phone number, if they want to share that.

With no further business, the meeting was adjourned at 7:07 p.m.

Respectfully submitted,  
Terri Whitmire, Administrator

## Waterford Annual meeting attendance

James Broach  
3256 Timberwolf Avenue  
HIGH POINT, NC 27265

Jack Armstrong  
3300 Sparrowhawk Drive  
HIGH POINT, NC 27265

Steve Tripp  
3301 Sparrowhawk Drive  
HIGH POINT, NC 27265  
\* Proxy Vote

Patrick Dawson  
4011 Quartergate Drive  
High Point, NC 27265  
\* Proxy Vote

Robert & Cathy Pecor  
3306 Sparrowhawk Drive  
HIGH POINT, NC 27265

Ray & Beth Mungo  
3307 Timberwolf Avenue  
HIGH POINT, NC 27265

Christopher & Pamela Lyon  
3308 Sparrowhawk Drive  
HIGH POINT, NC 27265  
\* Proxy Vote

Jordan & Jenny Johnston  
3309 Sparrowhawk Drive  
HIGH POINT, NC 27265

Roy & Patricia Modjewski  
3309 Timberwolf Avenue  
HIGH POINT, NC 27265

Jeannette A. Galdos  
3310 Sparrowhawk Drive  
HIGH POINT, NC 27265

Scott & Luluk Spencer  
3310 Timberwolf Avenue  
HIGH POINT, NC 27265  
\*Proxy Vote

Brian & Audrey Meixner  
3311 Sparrowhawk Drive  
HIGH POINT, NC 27265

Luke X. Cordonnier  
3312 Sparrowhawk Drive  
HIGH POINT, NC 27265  
\* Proxy Vote

Carol Weatherford  
3313 Sparrowhawk Drive  
HIGH POINT, NC 27265  
\*Proxy Vote

Jacob Hahn  
3313 Timberwolf Avenue  
HIGH POINT, NC 27265

Tim & Kathy Ayers  
3317 Timberwolf Avenue  
HIGH POINT, NC 27265

Steven & Kacie Charlot  
3319 Timberwolf Avenue  
HIGH POINT, NC 27265  
\* Proxy Vote

Nabaraj Subedi  
3327 Timberwolf Avenue  
HIGH POINT, NC 27265  
\* Proxy Vote

Cham & Susannah Dickey  
3329 Timberwolf Avenue  
HIGH POINT, NC 27265  
\*Proxy Vote

Juan Jose & Agnes Moreno  
3403 Timberwolf Avenue  
HIGH POINT, NC 27265

Maria Monserrat Serra Galdos  
3310 Sparrowhawk Dr  
High Point, NC 27265

Ross & Mary Laming  
3604 Single Leaf Court  
HIGH POINT, NC 27265

Edmund & Nancy Silva  
3605 Single Leaf Court  
HIGH POINT, NC 27265

Virginia Marie Edwards  
4302 Kirkstone Dr.  
High Point, NC 27265

Sanod R, Sitoula  
3609 Single Leaf Court  
HIGH POINT, NC 27265  
\* Proxy Vote

Kharka & Krishna Basnet  
3612 Single Leaf Court  
HIGH POINT, NC 27265

Lorre Bonner  
4110 Carroll Brook Road  
HIGH POINT, NC 27265  
\* Proxy Vote

Andrew & Kathryn Smith  
4111 Carroll Brook Road  
HIGH POINT, NC 27265  
\* Proxy Vote

James & Sylvia Harris  
4121 Carroll Ridge Court  
HIGH POINT, NC 27265

Martin & Jennifer DeWitt  
4127 Carroll Ridge Court  
HIGH POINT, NC 27265

Phillip & Navia Nazareth  
3623 Single Leaf Court  
HIGH POINT, NC 27265  
Proxy Vote

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