

**WATERFORD HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING  
WEDNESDAY, JANUARY 17<sup>TH</sup> 2024, 6:00 pm  
DEEP RIVER COMMUNITY CENTER  
1525 SKEET CLUB RD  
HIGH POINT, NC**

**Board Attendees:**

**Allen Broach**  
President

**Brian Meixner**  
Treasurer

**Beth Mungo**  
At-Large

**Andrew Shannon**  
Property Manager

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Allen called the annual meeting to order at 6:01 p.m. Andrew Shannon, property manager, established that there was not a quorum for this meeting, with only 8 members attending.

**Welcome and Opening Remarks:**

Allen welcomed those members who attended the meeting.

Retention Pond: Before this last treatment the pond was almost 100% covered. Now looks much better. In early October, Lee at Pond Maintenance put the first round of chemicals in the retention pond. A second and third round of chemicals was added by Allen and now the pond is clear and looks much better. They charge \$350 per gallon for the chemicals, and it takes 3 gallons. We will keep in touch with Lee to see if it needs to be repeated next summer.

Recycle: Several homeowners had been asking about the procedures for recycling in High Point. Pulling information from the City's website on recycling, this information was sent to all homeowners showing that the recycle dates were indicated on the schedule in "blue". This information is also posted on the Waterford website.

Auto Theft: Only one negative this year has to do with the recent car theft on Sparrowhawk and Carroll Ridge. In both instances the cars were parked in the driveways of the home and were "hot-wired" when stolen. An alert was emailed to the homeowners alerting them of these incidents asking that they be aware and to park their vehicles in their garage whenever possible.

## **Financial Report:**

The year-end financials were distributed and reviewed. There were no questions.

Budget Review: Brian Meixner reviewed the budget projection for 2024 pointing out that the association dues will increase by \$1.00 effective January 2024. Brian also reported that we would no longer produce the monthly coupon books which would save us \$630 per year.

## **Committee Reports:**

Landscape: Allen reported that he had gotten quotes from 2 grounds maintenance companies and they were in the general ball park of our existing company. He felt that the existing company has been doing a good job so he saw no reason to change vendors.

Architectural: Members were encouraged to report any unkept property to Prestige Management, so the issue can be addressed with the owner and/or renter. The most recent problem on Sparrowhawk was addressed and the property is now in good shape.

Hospitality: Beth Mungo reported on two community events that were held in 2023. The Spring Fling was held on May 7<sup>th</sup> with food from the Hope Truck and the Fall Gathering on October 22<sup>nd</sup> with food from the Taco Bros Food Truck. Both events were well-attended and enjoyed interacting with firemen who attended. Both events also had activities such as cornhole, bad mitten, pumpkin painting, basketball, and street chalk. At the fall event, the marshmallow roasting was a big hit!

## **Old Business:**

Entrance Signage: The board is still working to try to get an entrance sign. The issue is that the state owns the property and even if we could get a variance to install a sign the state could make us remove it at our expense if they want to.

## **New Business:**

Property at Skeet Club and Braddock: Allen reported that the State is asking \$9,000 for the property at the corner of Braddock and Skeet Club. That parcel is too small for a home and is no good to anyone. The board asked Bob Pecor to offer \$2,000 for the property. The offer was denied and they said that they would only accept an offer of at least 90% of the asking price. Allen told Bob to let them know that if they change their minds our offer of \$2,000 is still good.

Allen also mentioned that the board will pursue having the state maintain the property. It is currently in terrible condition.

Board Members and Terms: Allen Broach reported that the current board of directors has one more year to complete their initial three-year term. At the end of this year, the rotation off the board and election of new members will be staggered with two members

rotating off the end of 2024 and then three members rotating off the end of 2025. This rotation will then continue this schedule, with each newly elected board member serving a two-year term.

Allen informed those present that Jacob Hahn had earlier requested that a replacement be selected to complete his final year term. Joseph Perratto, a homeowner on Timberwolf, expressed an interest to serve on the board. Joseph was then selected to serve out Jacob's term.

**Discussion/Questions:**

Andrew shared with those present that Prestige Management has installed new software for their properties which will have all information and forms for Waterford available. You will just need to sign on or sign up to their website to access this useful information.

**Adjourn:**

With nothing else up for discussion, the meeting was adjourned at 6:28 p.m.

Respectfully submitted,  
Terri Whitmire  
Allen Broach