Waterwood at Eagle Creek HOA 2024 Annual Meeting Minutes

Sunday September 29, 2024, 1pm

Main Entrance @ Waterwood Parkway

Meeting called to order at 1:03pm

6 Residents in attendance.

Welcome and call to order by Mike McCormack, Board President.

Minutes from previous annual meeting were read by Mike McCormack and ACCEPTED.

Financial report and budget read by Sherri Bell, Board Treasurer and ACCEPTED.

Dues increase to $350 annually, late fee increase to $50 increase for 2025.

Old Business:

None.

New Business:

Resident asked if board members received compensation for being on the board and it was answered, no, board members do not receive compensation.

Resident asked if the homeowners vote on the assessment increase, and it was answered, the HOA Board decides when assessments increase as well as what the assessment increase will be.

Sherri stated the assessments have not increased since Mike has been HOA Board President. Mike stated the current Board has worked hard to stay within the budget but with continued increases in electrical costs, attorney costs, vendor costs, etc. the Board voted for the increases beginning in 2025.

Sherri stated the increased assessment will also assist with the proposed PH 2 landscape work at Smallwood Lane common area and at Riverwood Dr common area in 2025, and with the PH 3 landscape work at both brick entry walls in 2026.

Sherri stated the bench that was up front by the pond, for our homeowners use only, was destroyed and thrown into the pond in late summer (Sherri and Mike retrieved the bench from the pond). Sherri stated the bench will not be replaced. Mike stated the first bench was stolen a few years ago. Sherri

stated that the property on the west side of Waterwood Parkway is owned and maintained by Waterwood at Eagle Creek HOA and it is for the enjoyment of our homeowners. Furthermore, residents of Reflections are not to be on our property for any reason. In addition, residents of Reflections residents do not pay any money towards maintenance of the woods, lawn, or pond. Your HOA Board does advise residents of Reflections that they are trespassing and respectively ask them not to return (the typical feedback from Reflections residents is nobody maintains their ponds for them to enjoy). Sherri stated the only items Waterwood at Eagle Creek HOA owns and maintains on the east side of Waterwood Parkway is the brick wall, landscaping at said brick wall and lighting for said brick wall.

Mike stated street parking continues to be a top complaint of homeowners. Mike stated there are two homeowners with a court injunction for towing. Mike advised the attendees to look around the neighborhood and they will see a difference with the street parking issue.

Sherri gave Dana Birdsong (Secretary) kudos for doing a great job with the HOA website.

-Meeting adjourned 1:33pm