

Waterford Ridge HOA

Annual Meeting Minutes

September 20, 2025

Meeting Location: Swansboro Public Library

Advisory Committee Present: Christy Eyl & Kathey Shiley

Advantage Gold Realty Present: Chasidy Abadia, Association Manager

Start Time: 10:00am

HOA - appointed a new president

Advisory Committee 2025-2026

- Ingo Schulz (President)
- Kathy Shiley (Treasurer)
- Lisa Van Dommelen (Vice President)
- Christy Eyl (Secretary)

Concerns brought to the meeting:

- DOT about a possible turn lane.
- Add an additional street light and a NO OUTLET sign.
- Schedule meeting with developer concerning delays of handing over the HOA to the residents.
- HOA VOTED TO HAVE AN ANNUAL DUES INCREASE FROM \$100 to \$120 beginning Jan 1st pending Developer approval.
- Block Party
- The Membership Voted in Favor to ratify 2026 & 2027 Budget at the next Annual Meeting (September 2026) so the membership has the proposed/ratify budget of the upcoming year as opposed to ratifying the current calendar year budget towards the end of the year.
- Empty lot maintenance/price questions

Meeting Adjourned 11:00am