

## Waterview Landing Homeowners Association

Board Meeting July 10, 2024

11:00am via Zoom

### MEETING MINUTES

Attending:

Board: Bob Gesullo (BG), Doug Dempsey (DD), Faylynn Haight (FH) Staff: Susan Vallillo (SV)

#### Old Business

- All action items from last meeting have been accomplished (SV)
- Receivables are current through June 2024 (DD)  
Finances are running on budget with the exception of electricity which has increased. Due to impact of tree trimming on this year's budget, we will fall short of the \$7,500 annual payment to reserves. (FH)
- Money on hand: checking: \$12,198; CD \$37,333; MM \$27,638 for a total of \$77,160 available
- General discussion regarding road maintenance (BG)
  - o BG Feels we are too conservative in our set aside for reserved and we should be more aggressive
  - o Due to traffic, construction, and delivery trucks, our roads are taking a beating
  - o We will address how to pay for shortfall in reserves to address road maintenance and 3-year tree trimming program in our next budget cycle (2024-2025).

#### New Business

- Unit 4 is replacing windows and vendor has placed an ad sign outside the home. This is not allowed by our Rules and Regulations.

**ACTION ITEM:** SV to send email to Unit 4 HO to ask that the sign be removed.

- We discussed HO issues regarding sprinklers and water in the basement. We offered our support suggesting remedies for solutions based on past experience from homeowners and/or contractors.
- Nonresident requested access to WL website. SV declined the access and told requestor that this was a website for residents only.
- Landscaping
  - o Our contract is currently up August 31, 2024. BG contacted Smitty to request a new contract. Smitty will get to it. We reviewed our past payments and found that the increases stipulated apply to the landscape side of the contract and not the snow side. As a result, our monthly payments were lower than expected for the total specified in the contract.
  - o Rather than us presenting Smitty with a draft contract based on our current contract, we will wait until he sends us a new contract for our review.
  - o BG feels that there are some "technical" issues that are not being done in our current contract which is expiring, i.e., bagging clippings, method of removing snow from driveways, etc. We will see what is contained in the new contract whenever we receive it.
- Election to Board.
  - o BG's term on the board has expired and there is now an open board position for the term June 2024-2027. BG has agreed to run again
  - o This opening is not the role of president. It is an open board member position. Officers and roles will be decided on the first board meeting after the election.

**ACTION ITEM:** SV will send out email to community to see if there are any HO interested in the position

Meeting adjourned at 12:50pm