

Waterview Landing Homeowners Association
Board Meeting June 12, 2024
1:00pm via Zoom

MEETING MINUTES

Attending:

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

The purpose of this meeting was to continue the discussion of solar panels and their impact on the community as well as matters arising.

BG started the meeting to discuss the comments received from our and Wellspring's attorney Fran Teodosio. BG agreed to split attorney fee of \$250 with Well Spring Estates

The attorney provided written documents for changes he suggested to the bylaws of Wellspring Estates and some considerations when considering a solar panel installation that should be communicated to Homeowners.

Considerations:

- Many vendors are unscrupulous and should be vetted well
- The industry is in its infancy
- Savings received from this installation many take many years to recover especially since some electric companies have stopped buying back electricity from homeowners
- Panels have a life span of about 20 years and must be regularly maintained
- Birds can become a problem as they like to nest under the panels
- Most panels are foreign made and may not be high quality
- Sellers must remove the panels if a buyer does not want them on the house
- Roof must be less than 15 years old to install panels.

There was a discussion among board members if we should accept the documents as a change to our bylaws or just a specification for HOs. Consensus was that we have a bylaw restricting any exterior changes without board approval. That was deemed enough and agreed that the document would become a specification for HOs to follow.

ACTION ITEM: SV to draft letter to HO with considerations and specifications.

DG brought up how we would handle a HO who just goes ahead and installs solar panel without board approval. It would be a violation. This led to discussion about our compliance procedure vis-à-vis Wellspring compliance procedure. Board reviewed our policy and agreed to keep it but remove the sample letters to HOs and add that resale certificate would not be issued if fines are outstanding.

ACTION ITEM: SV to revise compliance procedure and send to board for approval

New Business

- Unit 12 had to repair a sewer pipe problem. Apparently one of the joints in the piping under her lawn became loosened. Determined that the leak was the responsibility of the HO and the pipe was repaired. Pipe was repaired. Donna will send details for contractor as she was very satisfied

ACTION ITEM: BG to draft letter to HO with information about this issue.

- New Board approvals

- Unit 20 is installing a new shower in his unit and wants to install 3 small windows above shower. This configuration is already in community and installation was approved.
- Unit 17 is replacing his walkway with the same materials. No changes and replacement was approved.
- BG noticed that some HOs need to have their homes power washed
- BG received calls from HOs that garages are being left open all day. They are unsightly and can allow critters to enter the garage.

ACTION ITEM: BG to draft letter to HO re power washing and garages doors being left open.

- Landscaping: BG noticed that clippings are not being bagged as required by the contract.

ACTION ITEM: BG to speak to Mike Smith re bagging and to negotiate contract which is expiring 9/1/2024