

Waterview Landing Homeowners Association
Board Meeting April 10, 2024
1:00 pm via Zoom

MEETING MINUTES

Attending:

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

Meeting started at 1pm

Minutes: There were no action items from the previous board meeting

Accounts Receivable (DD)

- All homeowners are current in common charge payments through March
- April payments will be deposited around the 16th. No problems collecting from homeowners. Any late payers are sent an email by DD as a reminder that payment is due.

Finance (FH)

- Current checking account balance is \$7,329; Webster CDs/MM: \$59,656; Darien bank \$12,515. Reserves in total are: \$72,171 and total monies available are: \$79,500
- Money has not yet been deposited to Capital reserve due to the unbudgeted payment for the tree maintenance. At year end, we will review the balances and determine if a contribution can be made to the reserves and how much can we deposit.
- Benefits from change in generation provider for electric is negligible due to our flat rate structure

Landscape (BG)

- Spring edging and mulching activities have begun
- Winter issues: some driveways have received damage from the winter snow removal machines. The damage is sporadic and we believe due to the different operators of the equipment. John Haight has spoken to Smitty regarding this issue. Smitty is aware of the damages and said he would see about changing operators but no guarantees on changing the operators at this time
- Bob inspected the driveway damage on # 12 and indicated that the crack in the edge of the driveway can escalate to losing a chunk of the asphalt. We are unable to determine the source of the damage whether from snow plows or inherent damage of asphalt characteristics.
- Other driveways have reported scarring/scraping of the driveway tops. There is no repair for those types of damage.
- Board feels some of the damages to driveways because of inherent asphalt characteristics may become the responsibility of the homeowners.

Action Item: John Haight Work with Smitty to minimize damage from snow removal

- Landscape/Snow removal contract with Smitty's is up for renewal in September. Winter issues to be brought up during renewal negotiations are:
 - A frank statement from Smitty as to what he can and cannot control in driveway snow removal.
 - Board believes shoveling is the best way to remove snow from driveways, however, it is unlikely that a provider will accept that as a condition in a contract.
 - Responsibility for damages to roads and driveways may become a shared responsibility
 - Manage expectations of services between Smitty and WL board as representatives of homeowners for winter issues.

- CT turf will be here in the next couple of weeks and services will include road vegetation management.

New Business (DD)

- Walkway replacement project for #9 has been completed by the HO and repaired the drainage/mud problem they were experiencing. We were informed that the cost for labor and materials for that type of project is approximately \$4K.

Action Item: DD/FH come up with verbiage and type of pavers that can be used to develop a specification that can be communicated to the community in case others HOs want to repair or upgrade their walkways.

- Proposal to replace front entrance steps
 - Unit #30 approached the board with a request to replace their front entrance steps and railings from wood to composite deck material (i.e., Trex). The proposal also includes changing the color of the railings and pickets to white. The board discussed the proposal and agreed it was an improvement to the current wooden front entrance, would incur lower maintenance costs and would add value not only to the home but also the community as well. The proposal has been APPROVED by the board. There are only 3 houses in the community that have the wooden configuration entrances. It is the Board's hope that by approving the proposal from #30, the other 2 homes would consider upgrading their entrances when required.

Action Item: BG to inform the #30 homeowners that their proposal has been approved.

- Proposal to require power washing of roofs
 - It has come to the board's attention that several HOs are considering powerwashing their roofs in conjunction with power washing their homes.
 - Powerwashing a roof is at the HOs discretion and is not a Board mandate.
- Parking Issues continue to be a problem.
 - BG returned home from an evening event and found a car parked on the street near Unit #1 beside the entrance island. The car blocked the entrance into the complex. Not only is that a rule violation, it is a danger in an emergency.
 - We received a complaint that a resident has been using a visitor space. We have addressed this issue and it has been resolved.

Meeting ended approximately 2:15

Next board meeting is scheduled for Wednesday, July 10 at 1pm via Zoom.