

**Waterview Landing Homeowners Association**  
**Board Meeting October 24, 2024**  
**7:00 pm via Zoom**

MEETING MINUTES

Attending: Board: Bob Gesullo (BG), Doug Dempsey (DD), Faylynn Haight (FH) Staff: Susan Vallillo (SV)  
Homeowner George Berntsen (GB)

**Accounts Payable**

- All common fees for the month of October are current
- Aerating assessment of \$160 has been paid by all but 3 homeowners. Those payments are pending.

**Finance**

- Current balances: checking \$13,782.44, CDs \$37,351.88, Money Marlet \$27,905.60.
- \$7,500 to be transferred to general reserves from Operating Income

**Budget discussion**

- Line by line budget items were reviewed. We are adding a new line item of Tree Reserves for \$3,500 to accrue money for payment of the tree maintenance and cutting due in 2027.
- Due to contractual increases in landscaping costs, as well as anticipated increases in general costs in the upcoming year, the board agreed to increase monthly common fee to \$250 per homeowner effective January 2025.
- Increase in fee paid to administrative consultant is approved. Fee is now \$1,300
- Waiving of 1-month common fee is being offered to Mike Passaro for his work in assisting the board with landscaping concerns effective January 2025.
- Invoice from CT Turf was approved for payment.

**General Discussion**

- Date to be confirmed for HO annual meeting either 12/4 or 12/5 - **Action Item: FH**
- Date to be confirmed for Holiday Party either 12/8 or 12/15 - **Action Item: SV**
- Visitor parking areas will be marked as such by stenciling. **Action Item DD**