

**Waterview Landing Homeowners Association**  
**Board Meeting July 25, 2024**  
**3:00pm via Zoom**

MEETING MINUTES

Attending:

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

Purpose of this meeting was to discuss the renewal of the landscape contract and any other business that arose.

**Tree Removal:**

- The board was contacted by Mr. Pippa who owns the house below our hill on the Waterview side. Apparently dead tree on our property was dropping branches onto his property and damaged his fence.
- Mr. Pippa has had a recent survey and determined that this was our tree and he wants us to cut it down. According to our attorney, once we have been notified of a danger to another person's property, we are responsible to remove that danger.
- DD and Jon Haight paid a visit to Mr. Pippa to view the damage. Mr. Pippa is not claiming any damages from us. He just wants the tree removed.
- Apparently, the only access to tree is through his neighbor's unfenced yard. Mr. Pippa feels that getting permission to access tree from the neighbor's yard will be easy.

**ACTION ITEMS:**

- DD and Jon Haight the review survey and confirm tree is on our property
- BG to contact Mighty Oak for DD to coordinate a visit and receive an estimate of cost to remove tree(s)

**Tax Return**

- FH reported that 2023 tax return is ready for signing and submission

**ACTION ITEMS:**

- BG to sign tax return
- FH to submit with check for taxes owed (little over \$200)
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**Landscape Contract:**

- Board reviewed the contract for the term September 1, 2024 to August 31, 2027 and consensus was that price increase is reasonable. (17.5% over three years) and recommended signing of the contract. Price increase ONLY affects landscape part of contract. Snow removal prices remain the same as last contract. There will be no common fee increase this year to accommodate the price increase.
- Minor typos and edits were suggested
- Board wants a Zoom meeting to discuss details of contract prior to it starting September 1 to make sure we are all on the same page

**ACTION ITEMS:**

- BG to sign contract and request a Zoom meeting prior to start of new contract

**Assignment of Board Roles**

- President: Doug Dempsey, Accounts receivable
- Vice President: Bob Gesullo, Landscaping
- Treasurer: Faylynn Haight
- Board discussed that questions or comments by HOs should be addressed to the board as a group.
- Any calls or comments will be referred to the board as a group for discussion and resolution
- Best way for HOs to contact board is to send a message to [hoawaterview@gmail.com](mailto:hoawaterview@gmail.com). These emails are directed to the board simultaneously

Meeting adjourned at 4:01pm