

Waterview Landing Homeowners Association
Semi-Annual Homeowners Association Meeting
December 11, 2024 at 7pm
Pine Rock Firehouse

Meeting opened at 7:06 PM

Attending:

Board: Doug Dempsey (DD) #9, Faylynn Haight (FH) #27, George Berntsen (GB) #28

Homeowners: Mayra Rosario #3, Elaine Rifkin #19, Michael Passaro #21, Johanna Passaro #21, Bob Gesullo #23, Joe Nechasek #25, Rod Tomey #26, Jon Haight #27, Nancy Berntsen #28.

DD opened the meeting by thanking Bob Gesullo for his serving on the Board for the past twenty years.

BUDGET (FH)

- Reviewed the 2024 actual and 2025 proposed HOA budget.
- FH pointed out that the monthly common charge would increase from \$230 to \$250 beginning in January.
- Joe N. questioned the basis for the monthly common charge increase.
DD explained there were three reasons: (1) The new tree reserve item so trimming can occur in 3 years without a special charge. (2) The 2025 budget also increases the general reserve from \$5000 to \$7500. (3) Landscaping contract increased.
- Discussed coring and seeding one-time charge. It was asked how often this would be done. Mike P. explained it wouldn't be needed for several years. He said to expect significant lawn improvement in Spring.
- Johanna P asked, "how long is the landscape contract?" FH answered 3 years. 2 years remaining.
- Elaine R. asked where the snow removal cost in the budget. FH said it is in the Landscaping budget item. No 2025 increase in the snow removal portion.
- Some discussion about landscaping being sloppy in the fall but overall favorable. Rod T. said Smitty has been the best landscaper in 18 years. General agreement.
- Bob G. asked followed up on tree trimming reserved. Where will the money go? FH said the funds would be kept in the Association's money market account. Nancy B asked what the interest rate is. Faylynn said she negotiated 3% rate.
- Joe N. made a motion to approve the budget. Elaine R. seconded the motion.
Approved unanimously.

OTHER DISCUSSION ITEMS

- FH announced that the Board of Directors insurance carrier will no longer provide our policy. A new insurance provider was secured
- DD described an incident that a tree in our Common area fell on a Quail Circle neighbor's fence. The HOA had to pay to fell the tree and repair the fence. DD asked homeowners to notice and report dead trees. Bob G. said a similar incident happened in the past. George B. suggested having an arborist evaluate HOA common property trees that could have property damage potential.

ACTION ITEM: DD will send out a notice to homeowners to pay notice to dead trees and report to the board.

- Johanna P. said there is a dead tree on the Stowe Drive side of the walking path stone wall. It was discussed that the Stowe Drive owner would have to be informed.

ACTION ITEM: Johanna P. to show DD the dead tree in question.

- Nancy B. suggested adding more noticeable numbers to houses. General discussion about the difficulty of reading the house numbers for delivery and emergency services. Doug D. agreed that a standardized placard should be mounted on all houses be a common contractor.

ACTION ITEM: Board to take up a task to add a more noticeable, standardized number placard to all homes.

- Rod T. brought up a problem with the keyed P.O. Box. He spoke with the USPS carrier, and she said they will fix it.
- Johanna P. asked about board members. DD explained that Bob G. resigned and the Board appointed George B. to fill the open position until the next board elections.
- Rod T. brought up Craftsman list. Suggested we update it with homeowner(s) who have used a particular contractor.

ACTION ITEM: Board to send out a request to owners for contractor recommendations. Susan Vallillo to update the list she maintains.

- Johanna asked if the board would approve money for Christmas wreath on WL sign. Doug D. said \$50 would be ok.

Meeting adjourned at 8:04 P.M.