

Waterview Landing Homeowners Association
Board Meeting June 13, 2025
1:00 pm via Zoom
MEETING MINUTES

Meeting opened at 3: PM

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

FINANCE REPORT (FH)

- Balances are: checking: \$9,717.58; Money Market: \$76,895.44; Total funds available: \$86,613.02
- Outstanding bills to be paid total \$6,000
- Earned \$224 interest in May.
- \$2,500 has been moved from MM into reserves.

COLLECTIONS (DD)

- All HOs are current for May
- Payment discrepancies for June will be resolved and all are current

Old Business

- DD met with President and Secretary of Wellspring Estates to chat about address numbers and general issues.
- Their pruning program is all or nothing vs WL policy of allowing exemptions. Smitty prefers their policy.

Action item: DD to speak with Mickey re exceptions and how to handle

- No problems experienced at Wellspring with nailing numbers into fascia of garage. Association purchased the numbers and selected a vendor to install. Their contractor, however, has moved to NC. FH suggested a vendor that is recommended by her daughter and others of her circle who have used a handyperson at Just Call Kelly.
- DD will purchase test number and arrange for installation on his house to confirm no denting or damage to siding. Owners can then view and approve installation on their home.

Action Item: DD to call Kelly at 203-767-8302 to discuss project.

- Tabled to next meeting: Need to review if there are any other dead trees on the fence side that may cause damage to homeowners below us. Have them proactively removed. Not an immediate priority.

OPEN Action item: GB contact tree surgeon who removed tree that fell last year.

- **Landscaping topics**

- Shrubbery

- There are many shrubs that are dead and should be removed and replaced with low maintenance flowering shrubs to bring more color back to community.
- This will be done on common property and not HO property. However, HOs may be approached to remove their dead shrubs and replace at their expense.

Action item: DD to follow up with Mickey regarding new plantings at gazebo.

- **Community Boundaries**

- The property at the bottom of the hill behind the water side was surveyed and flagged by Lewis and Co and letter sent to offending neighbor who has encroached on our property. Neighbor has cleaned up wood piles but still has lights that shines into WL homes.
- Neighbor has responded and offered to purchase this area of encroachment from WL.
- Discussion followed determining best course of action. Just an agreement would be problematic if neighbor sells property and we would still have liability. It was decided to send letter to neighbor that WL would be willing to discuss a proposal to sell if they did all the work to get a site survey, absolved WL of any future liability, and include property offer for sale.

Action item: SV to draft letter to neighbor outlining WL requirements.

Meeting adjourned at 3:50pm