

Waterview Landing Homeowners Association
Board Meeting January 21, 2026
3:00 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: \$1,078.83 plus pending deposit of \$11,750 not yet posted from current collected common fees; Money Market: \$86501.71; Total funds available: \$87,580.54
- Outstanding bills to be paid total \$11,788.01
- \$2,000 has been moved from MM current operating account; being paid back once common fee deposit is posted.

COLLECTIONS (DD)

- All HOs are current for January

Old Business

- **Landscaping topics**

Snow plowing

- We have received 17" of snow this season so far
- FH noticed that snow clearance missed a visitor parking and texted Smitty. He sent shovelers and it was cleared.
- Town is not plowing circle or Warwick very well. Town was contacted and they said they would make sure it was cleared properly

Landscaping

- Mike Passaro has resigned as Landscape contact for Smitty's Landscaping. On behalf of the whole community, we want to thank Mickey for the great job he has done going above and beyond in keeping Waterview Landing so beautiful for the owners and visitors. It was greatly appreciated.
- As a result of Mickey's departure, we are seeking a volunteer from the community to help as a contact for Smitty's Landscaping and Ct Turf re any landscaping concerns or coordination of services. If you can help, please contact Doug Dempsey, Faylynn Haight or George Berntsen.

Community Boundaries

- We updated the HOs in an email of our progress on this issue. To date, we received many positive responses from HOs to our proposed solution of a drainage easement to be drawn up that protects our interests, acquits us of any current or future liability, adds us as an additional insured, registers this easement with the town and on his deed all at his cost rather than sale of encroachment area.

Action item: DD and GB will present offer to owners of Quail CT and get their response.

New Business

Recycling Scavengers

- It was reported that a person was going through the garbage and recycle bins
- The HO contacted the Public Works department and they had no solutions; the HO then contacted the police and they, too, offered no solution
- WL position is that they are trespassing on private property but there may be no relief from the police. You should call Police each time it happens. Their response, however, may be longer than the scavenger is present. As calls mount up, they may do something about this.
- Solutions from the board were offered:
 - Do not put any recyclables that have a deposit on them into your bins. Collect them separately and then donate to other organizations. The Boy Scouts at Long Hill Ave and Rocky Rest Rd at the church are there 1st Saturday of the month and accept recyclables. They are very helpful in transferring from your car to their containers.

Meeting adjourned at 3:40pm