

Waterview Landing Homeowners Association
Board Meeting June 30, 2026
3:30 pm via Zoom
MEETING MINUTES

Meeting opened at 3:30 PM

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

FINANCE REPORT (FH)

- Balances are checking: \$9,641.46; Money Market: \$93,165.73.
- Deposit to reserve funds of \$3,500 for Tree Maintenance (3-year cycle coming up in 2027) as made, and \$2,500 second payment to regular transfer to reserves is upcoming this month.
- Snow overage payment borrowed from reserves has been paid back.

ACCOUNTS RECEIVABLE (DD)

- All HOs are current for both June 2026 common fee and Special snow assessment.

OLD BUSINESS

Community Boundaries

- Owners of Quail Ct property is being surveyed by the owners and we are moving ahead on resolving the disputed property issue.

NEW BUSINESS

LANDSCAPING

- Mike Passaro is now the contact for Smitty's again. GB has informed Smitty
- One of the Boxwood shrubs around power box has to be replaced. Board has decided to contact Hansen's Landscaping for this small project.
ACTION ITEM: FH to contact Hansen and schedule as soon as possible.
- Entrance sign had a bolt that fell off. This has been repaired.
- All HOs should have received the notice from Aquarion regarding the mandatory restriction of watering lawns to 2 days a week. All HOs should adjust their watering schedule accordingly.
- Board Member Faylynn Haight's term expired in June of 2026. She has agreed to stay on for another 3-year term ending in June 2029.
- She will continue to serve as Treasurer.

GENERAL

- The Board has no way to monitor the ownership of vehicles that park in Visitor Parking, i.e., are they residents, occupants or guests? Nor are there written definitions of each category. The Board relies on the integrity of the Homeowners to follow the rules as stated in our governing documents. (See Declaration Article X Section (c)(xiii) "Parking spaces designated as "Visitor Parking" shall not be used by any unit owner or occupant of a house located on a unit.
- Parts of the split fence rails and posts need repair/replacement. James Allen, a vendor used and recommended by some of the HOs, reviewed the entire fence line and estimated the project to cost <\$500 to repair or replace components as needed. The board approved the expense.

ACTION ITEM: DD to get an insurance verification from James Allen before he starts the project.

- Several homeowners have been replacing roofs or doing renovations. Please remember that there is no parking on the streets. Vendor dumpsters and equipment is to be parked on HO property, driveway or garage, not in the common areas.
- As a corollary to vendors parking on the streets, please remembers that there is to be no advertising signage (contractor/vendor signs, real estate, political, etc.).

Meeting adjourned at 4:37pm