

Waterview Landing Homeowners Association
Board Meeting February 24, 2025
1:30 pm via Zoom

MEETING MINUTES

Meeting opened at 1:30 PM

Attending:

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

FINANCE REPORT (FH)

- Invoices paid include: CT Turf, Insurance, Taxes, Susan Vallillo semi-annual payment, Smitty's Landscaping, and UI.
- Balances are: checking: \$11,048.92; Money Market: \$33,077.74, and CD: \$37,370.66 (expiring in late March)
- Total funds available: \$81,497.32

COLLECTIONS (DD)

- All HOs are current.
- Some HOs forget to include the increase of \$20 per month in the common fee and DD contacted them and they have paid up.
- Those HOs who pay in advance will true up at the end of their prepayment term.
- Those HOs who drop off a check to DD by leaving inside the front screen door should text DD that there is a check there so he can collect ASAP.

SNOW REMOVAL (JH)

- JH reported that we have received 27" in snow so far this Winter season. This is below our contracted 53".
- Snow pileup from plowing was blocking the walking path so Smitty's returned and pushed the snow against the stone wall which cleared the walking path.
- DD spoke to a HO who wanted the town to plow the walking path. DD reminded them that WL has a responsibility to maintain the road.
- DD felt that plowing the road would deteriorate the gravel surface and we are not going to require plowing the walking path itself.
- There may be a need to replace some gravel but that will be evaluated in the Spring.
- Evaluation of plowing the roads this winter determined that there was less damage than previous years. This is due to a new setting on the plow and using an experienced driver.

WATER PRESSURE

- Some HO's have approached DD to complain about water pressure dropping in their homes.
- Although DD is President and spoke to the water company, they would not address the issue with him as he is not directly affected.
- DD reviewed Rod Tomey's notes when we addressed this problem a few years ago. The water pressure was measured at the min in WL and it meet the minimum standard of pressure for emergency use.
- Many water company trucks have been seen in our area and FH mentioned that in the past couple of weeks, she has noticed an improvement. In the water pressure. However, it is still variable and not consistently improved.
- There is no immediate solution but individual HO's who are experiencing this problem are encouraged to call the water company or speak to a plumber who can install a device that will improve their pressure.

OTHER DISCUSSION ITEMS

- GB brought the issue of house numbers and wanted to go forward with this project.
- Board will research numbering systems, location of where to place the numbers and cost. Will report back to board.

ACTION ITEM: DD Review the numbering system at Wellspring where they completed this project.

ACTION ITEM: GB to find out cost and who did the installation of the numbers.

- Need to remove the fallen branch from #20.

ACTION ITEM: DD/GB will remove branch to behind stone wall. Will seek assistant, if needed, from Mick Passaro. COMPLETED.

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.

ACTION ITEM: DD/GB contact tree surgeon who removed tree that fell last year.

Meeting adjourned at 2:15 pm