

Waterview Landing Homeowners Association
Board Meeting April 23, 2025
1:00 pm via Zoom
MEETING MINUTES

Meeting opened at 1: PM

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

FINANCE REPORT (FH)

- All invoices are paid and up to date
- Balances are: checking: \$11,153.41; Money Market: \$73,968.11; Total funds available: \$84,421.41
- Cd matured and was placed in the money market to get an interest rate of 3.44%
- \$3500. Has been moved to MM for the tree payment and \$2500 will be deposited into reserves.

COLLECTIONS (DD)

- All HOs are current.

Old Business

- Board has agreed to place numbers on the side of all garages in community to assist in emergency identification situations. Some HOs do not have wood trim on their garage so discussion ensued whether to stick them on or secure with nails.
- Discussion tabled until we get information from WellSpring President who has overseen the installation in their community.

ACTION ITEM: DD to contact President of WellSpring and chat over coffee about the new identifying number installation and who the contractor was

- 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.

New Business

- **Landscaping topics**
 - Lawns
 - Monday is the set date for lawn mowing; HOs should not water lawns on Mondays so grass is not wet when mowing

- CT turf will put down chemical application this Friday. For most effective treatment, clippings should not be picked up for 2 weeks. Smitty has been informed.
- 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.
 - Board to develop a budget for this project

Action item: MP to provide a list of shrubs that should be replaced and the approximate cost to replace them.

- Walking Path
 - MP commented on the walking path condition and says that it should be resurfaced
 - There is major flooding onto HO property at the end of the path as it goes into the woods
 - Board will discuss at a later date due to the capital expense of this project.
 - If project is to be approved, it would have to be budgeted in the next budgeting cycle.
 - A Dirt bike has been seen entering the walking path from the Warwick entrance. MP stopped the rider and informed him that he could not ride his bike there.
 - Although signage states that access is for emergency vehicles, there is no way of stopping others from using this path either as pedestrians or riders without police intervention. If bikers are seen again, we should call police for assistance.
- **Community Boundaries**
 - Major encroachment of our open space area has been sighted by the neighbor below us
 - Neighbor has cleared the area, is seeding and storing other materials on the encroachment.
 - Nancy Berntsen has talked to Lewis and Associates, the original surveyor who developed the site plans for WL builder, regarding the cost to flag our land boundary.
 - The cost would be approximately \$200/hour for a minimum of 3 hours.
 - The board approved the expense of flagging our property line up to a max of \$1000.
 - Once flagging is done, Board will put up signage “Private Property” and contact the offender.

Action item: GB to contact company to initiate project. He will work with the surveyor as they flag the border

Meeting adjourned at 2:30pm