

**Waterview Landing Homeowners Association
Homeowners' Meeting December 15, 2025
6:00 pm at Pine Rock Firehouse**

MEETING MINUTES

Meeting opened at 6:06pm

Attending: Board: Faylynn Haight (FH), George Berntsen (GB), Staff: Susan Vallillo (SV)'
Homeowners were represented by unit numbers 19 (Elaine Rifkin), 20 (Harry Reed), 21 (Mike & Johanna Passaro) 22 (Nancy Bremer), 25 Joe Nechasek), 27 (Jon Haight), 28 (Nancy Berntsen), 31 (Gary Laffler) and constituted a quorum.

BUDGET REPORT (FH)

- Review of current and proposed budget for next year were presented by FH.
- Balances as of 11/30 are: checking: \$4,229, Money Market Reserves: \$87,144; Total funds available: \$91,373
- Additional \$2,500 was added to reserves which brought the total transferred this year to \$10,000.
- The reserves also include \$3,500 for scheduled tree trimming cycle in 2027
- All budget items for 2025 are on or below estimated cost. This is due to no tree work and no road repairs done this year.
- Only changes to 2026 budget will be about 2.5% increase for line items of landscaping, (contracted increase) Fertilizer/pesticide, and electricity.
- Landscape/snow plowing and Fertilizer/pesticide contracts are up for renewal in August 2027.
- There is no increase to the common fee in the 2026 budget
- Harry Reed made the motion to approve the 2026 budget as presented, seconded by Nancy Berntsen. Two proxy approvals were received from Unit 23 (Bob and Kathy Gesullo) and Unit 29 (Marie Merigliano) and the 2026 Budget was unanimously approved with no abstentions.

OPEN DISCUSSION

- Johanna Passaro of Unit 21 requested an update of encroachment issue by abutting neighbor.
 - Board conducted a survey of the common area property and there is clearly encroachment of our property which the encroaching neighbor acknowledges.
 - There was discussion of a sale of the portion of community land that is being used but that is now off the table and other options are being pursued to resolve this issue.

- George Berntsen (Unit 28), Rod Tomey (Unit 26), and Doug Dempsey (Unit 9) are to meet with a lawyer who specializes in real estate to discuss possible solutions.
 - Preferred solutions will be presented to HOs for approval.
- Joe Nechasek of Unit 25 wanted to know if we are still on a 3-year tree maintenance program.
 - Faylynn explained that we are on schedule and that is why we are putting money into reserves for this purpose. The total cost of 3-year tree maintenance program is around \$10,000

CONCERNS FOR 2026

- Mike Passaro of Unit 21 mentioned that there are projects that should be considered in the upcoming year:
 - Gazebo needs attention to its structure and its landscaping area.
 - Although we power wash the structure regularly, it does need inspection to replace old boards if necessary, and a new coat of paint to brighten it up and protect it from the elements
 - The landscape area also needs to looked at for dead shrubs and plants to see if they can be rejuvenated or need to be replaced.
 - There are large cracks in the road that need to be addressed before they become a problem that could require major road repair
 - Shrubs around the transformer boxes need to be replaced to comply with the placement requirements from the UI. Some of the transformers themselves may need some paint in rusted areas. Although this is UI property, we have, in the past, painted the exterior boxes. Going forward, we should contact the UI and strongly recommend they inspect the transformer boxes for rust and or replacement to avoid damage to the wires.
 - Mike will provide an estimate to complete these projects and board will review costs and determine if we can do them within operating budget or if they need special budgetary considerations.
- Harry Reed of Unit 20 thanked Mike Passaro on behalf of the HOs for the placement of Holiday wreaths around the community. They were very much appreciated and looked very nice.

Jon Haight of Unit 27 made a motion to adjourn the meeting and Harry Reed of Unit 20 seconded the motion. It passed unanimously with no abstentions.

Meeting ended at 6:42pm