

Waterview Landing Homeowners Association

Board Meeting August 11, 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). Guest Soban Khan

FINANCE REPORT (FH)

- Checking account: \$11,355, \$5,542 outstanding, \$6,012 cash on hand
- City taxes, United Illuminating, and walking path repair have been paid.
- \$2,500 transferred to yearly reserves. \$5,000 Year to Date. \$95,673 total reserves.
- \$7,000 set aside for tree maintenance.

ACCOUNTS RECEIVABLE (DD)

- All HOs are current for August.

OLD BUSINESS

Community Boundaries-Quail Court

- The Rafalkos, 15 Quail Court, submitted a proposed easement for our review.
- GB said map looked ok and noted that the text did not include an Indemnification clause. DD added that to the draft.
- **ACTION ITEM:** DD will send the draft easement to Rod Tomey for review prior to attorney review.

NEW BUSINESS

Landscaping

- Waiting for trimming to begin. DD stated Smitty has been delayed by weather.
- FH noted that September will begin last year of 3-year contract which has a scheduled fee increase.

Administrative Consultant resignation.

- Susan Vallillo announced her resignation on July 28 and offered to continue her responsibilities through the end of this year.
- **ACTION ITEM:** DD will set up a face-to-face meeting with GB and Susan to discuss the various responsibilities and develop a transition plan.
- Soban Khan has offered to take on some of the administrative duties.

Meeting adjourned at 3:32 pm