

Waterview Landing Homeowners Association
Board Meeting October 7 2025
11:00am via Zoom
MEETING MINUTES

Meeting opened at 11am

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

RECEIVABLES (DD)

- All HOs are current for September

FINANCE REPORT (FH)

- Balances as of 10/7 are: checking: \$15,191; Money Market: \$79,637; Total funds available: \$94,828
- \$6,000 will be transferred to reserves
- About 10 homeowners took advantage of lowered pricing for power washing their homes and paid individually. Power washing the community assets cost about \$100.

BUDGET (FH)

- Current 2025 actual to budget was reviewed. We are under budget in many items.
- Only changes to 2026 budget will be about 2.5% increase for line items of landscaping, Fertilizer/pesticide, and electricity.
- We anticipate that rate of increase in the landscape and Fertilizer/pesticide contracts which are up for renewal in August 2026, as well as increased electricity costs.
- We do not anticipate any increase to the common fee in the 2026 budget
- Budget will be prepared and reviewed by HO at a meeting to be scheduled in mid-December 2025 at the Pine Rock Firehouse
- Date will be confirmed as we get closer to end of November

OLD BUSINESS

- **Community Boundaries:**
 - We received an offer from #12 Quail Ct to purchase parcel of Waterview Landing community land that they have been utilizing plus additional property area. As mentioned, this land is unbuildable and we do not have any plans to utilize it.
 - Based on the drawing that the owners of #12 Quail Ct submitted, their purchase area looks very close to fence border

- We agree in principle that we will sell this land; however, we need to meet with them to discuss new boundaries and setback from our fence before presenting to HOs for their approval.

Action item: DD and GB to set up a meeting at the site to discuss boundaries

NEW BUSINESS

- Jon Haight appeared at the meeting to tender his resignation as “Snow Boss.” He has put in 12 years and now wants to resign. The board thanked him for his many years of service.
- Snow issues will be managed by the Board with George Berntsen as point person
- Also, mentioned that in the new negotiation with Smitty’s Landscaping re the contract, we might discuss an over/under agreed-upon inch total compensation.

NEW BUSINESS

- **Complaints:**
 - After complaints of a tent being left on the grass for extended periods of time, the Board reviewed Bylaws about structures. The affected homeowner will be reminded of our Declaration regulations in Article X, Section 10.1, e(i), and e(vi)

Action item: SV to draft letter for Board approval to be sent to HO

- **Holiday Luncheon:**
 - December 7 from 1p-4p Waterview Landing will be having their annual Holiday Luncheon at Ralph & Riches
 - Cost, RSVP date, and other details will be confirmed as we get closer to the event.

Meeting adjourned at 12:15pm