



WATSON FARM HOMEOWNERS' ASSOCIATION

2013-14 BI- ANNUAL ASSOCIATION MEETING

June, 18, 2013

7 p.m.

Curtis Corner Middle School Library
Curtis Corner Road

In Attendance:

Harrison (President) – 11 Aurora Court
Bodziony (Treasurer) – 4 Dawn Court
Egan (Secretary) – 4 Straw Lane
Bethune- 33 Aurora Court
Winthrop- 24 Aurora Court
Haigh- 14 Aurora Court
Murdock – 38 Dawn Court
Tai – 6 Misty Court
Greene – 89 Petal Lane
Bradley – 73 Evergreen Court

Proxy:

Rose – 27 Straw Lane
Gaudette-Fuller – 9 Petal Lane
Kelly – 16 Dawn Court
Doyle – 16 Straw Lane
Ewing – 102 Straw Lane
Anderson – 32 Aurora Court
Curran – 17 Misty Court
Stromberg – 6 Blossom
Carr – 105 Straw Lane
Whitley – 66 Evergreen Court
Hewitt – 33 Dawn Court
Kavanagh – 46 Blossom Court
Pearson – 33 Misty Court
Mancini - 43 Straw Lane

Agenda

1. Meeting called to order – President Bill Harrison called the meeting to order at 7 pm. Quorum was met.
2. Approval of minutes of 2011-2012 Bi-Annual meeting - Motion to approve minutes were made by John Winthrop and seconded by Gary Bethune. Minutes were accepted.
3. Appointment of audit committee – Jane Kelly has agreed to serve on audit committee. She was the sole volunteer.
4. 2011, 2012 Financial Report –

2011 Income – Originally 87 out of 89 homeowners paid association dues. Association Dues, Attorney fees and late fees were paid by one homeowner. Currently there is one outstanding homeowner with outstanding Association dues from 2011. Lien has been filed by the attorney.

2012 Income – 86 of 89 homeowners paid association dues. Three additional liens have been filed. Homeowners delinquent do not contact board members to work out an agreement.

It has been the boards' aspiration to update by-laws since last meeting. The board is happy to report that by-laws are being typed into a word document and will be reviewed by a lawyer with updated amendments to the

by-laws added. Attorney fees for this are reflected in the budget. The state registration fee was higher as a late fee was charged. General liability insurance and director's insurance are now in one policy and that change was reflected in the budget. Trees in tier drop are town property- Bill Harrison has an agreement with town that we will maintain the trees. The 2011012 budgets had a higher amount for tree beautification due to the removal of dead trees and planting of new trees.

Motion to accept the 2011 -12 financial reports was made by David Greene, seconded by Clem Tai. Budgets were accepted with one change to Cash Flow Analysis Account balance which should read 2012, not 2013.

5. Approval of 2013-2014 operating budgets and 2013-2012 annual assessment fees

2013 Budget-

A question was raised about the difference of legal fees- \$2500 for 2013 – and \$1000 for 2014. The higher fee is for the update of the by-laws and review by an attorney.

Ramp maintenance was not budgeted as it is an item that we will be working on (see new business)

Lawn/Tree Beautification – lower since we did not have to have trees removed and replaced as we did in the past budgets.

General Liability Insurance- Currently line item is stated as \$2600. However the recent bill slightly higher at \$2742.00

Snow removal at bus stop was \$300.00, however we have budgeted for \$500.00 in line with cost from previous year.

Update of by-laws – lawyer will give electronic version and it will be easy to update in future. Printing costs will go down as it will be put on the website and bylaws will be filed with the Town of South Kingstown.

Bill Harrison made motion to accept budget 2013 budget with increase liability insurance to \$2742, seconded by Clem Tai. Motion carried

Lawn/Tree Beautification difference will be taken from Miscellaneous when needed for periodic mulching.

Director's Insurance line item will be removed from budget it is now incorporated in the General Liability Insurance line item.

2010 Miscellaneous budget was used for sinkhole repairs. This was the last time money was expended from this line item.

2014 Budget-

Motion from Bill Harrison to increase General Liability Insurance to \$2950 to cover any increase from insurance company for 2014. This is based on the Assessment Fees \$200.00. Clem Tai seconded. Motion was approved.

Assessment notice will be sent the first week of July with annual assessment of \$200 due August 1.

6. Election of Directors –

President (3 Year Term)

Vice President (2 Year Term)

Treasurer (2 Year Term)

Secretary (2 Year Term)

Four positions on board, terms were differentiated so that there would be a rotation of board members. Bill Harrison has served on board for 10 years, he has been President for the last 5 years and at one time served as President, Vice President and Secretary con-currently. On homeowner asked for a description of what serving

on the board entails: addressing concerns of neighbors, meet with board once or twice a year, develop budget, get quotes, attend bi-annual meetings, sign checks (two signatures on each check), help with mailings of minutes, meeting notices, and assessment fees. Bill went over the accomplishments of the board while he was a board member for past 10 years, including the removal of a volleyball court illegally put on common land and the repair of the bus stop. Cars speeding in the neighborhood, the continued problem of dog owners not cleaning up after their dogs, homeowners delinquent in paying association dues, and the construction of the cell phone tower on land adjacent to the neighborhood have been frustrations for Bill while serving as president. Bill Harrison is willing to finish out the calendar year to December 2013. Kathy Egan will also end her secretary position in December 2013 as will Colleen Bodziony as treasurer. Paul DiJulio is willing to continue to serve as Vice President.

A suggestion was made to send out a proxy form for homeowners to nominate or make suggestions for board members- who you would like to see serve as president. Included in this suggestion was that the VP serve for one year and move to President, treasurer serve for one year move to VP, secretary serve for one year move to treasurer.

The homeowners in attendance decided that a notification will be sent out regarding the election of directors – A response will be required and a Special Communications Meeting will be held.

We are required to have a Board of Directors. If no one is willing to serve we will be force to hire a management company which will result in a hefty increase in annual association dues.

7. Old business

Suggestion to share Good Neighbor Policy again after by-laws have been brought up to date.

8. New business

- Terms of Office for Directors- addressed under Election of Board of Directors
- Pool House Regulations- Currently there are shed regulations in the Homeowners' by-laws that have been in place for 4-5 years. Request for construction of pool houses has led to the need for regulations the following are the recommendations brought before the association:
 - Town Building permit required.
 - Pool house must be for in ground pools only.
 - Maximum size 20' X 10'.
 - Poured slab is required.
 - Pool House must incorporate pool equipment: pumps, filter, include plumbing, electrical and/or drainage that is required by the town or town code.
 - Tile or decking around the pool must be incorporated in pool house design.
 - Siding and roofing must match color of house.
 - Maximum 6 foot door way
 - Homeowner must abide by all town codes however the Watson Farm Board of Directors has a right to approve the final design.

Motion to approve pool house regulations was made by John Winthrop and seconded by David Greene. Regulations were unanimously approved.

- Teardrop Ramp – (Ramp down to first tear drop) – rails are warping and starting to separated and some are loose and missing. Bill has called three contractors for three quotes: quote for repair, quote to replace with Trex, and quote to remove ramp (no one has followed through with quotes after Bill spoke to them). This last option would require someone to come forward and agree to work with the town for approval to remove the ramp. If it is removed we will need to invest in planting trees and shrub similar to the back teardrop. Capital funds would be used for this work or depending

on the cost we may have to have a special assessment. Present members voiced safety concern and suggested taking it out altogether. Motion was made by Anthony Haigh to remove the ramp if it is economically feasible and the town agrees. Motion was seconded by Gary Bethune. Motion carried. **If anyone in the neighborhood has a concern about removing the ramp they are asked to contact a board member as soon as possible.**

9. Adjournment – a motion to adjourn was made and seconded. Meeting adjourned at 9:00 pm