Waterview POA Board of Directors Meeting

9-15-25

1. Call to order: 6:30pm
   1. Board members present: George Brobst, Maria Bliss, Mark Robbins, Kirk Schwyn, Ray Ludowese
2. **Motion** Ray/Kirk to approve 8-18-25 meeting minutes. All in favor. Motion carried.
3. Ray Ludowese provided the treasurer’s report:
   1. Checking account balance as of 8-31-25: $109,410.42
   2. Delinquent assessments amount as of 8-31-25: $11,267.24 (106 owners) (amount doesn’t include late fees/collection fees)
4. **Motion** George/Ray to have ALS start foreclosure process on all properties with three years or more of late assessments. All in favor. Motion carried.
5. George addressed the following:
   1. New owner of 10245 Abello Road contacted George regarding unpaid assessments on his property. The past due assessments and fees were prior to his purchase of the property. Maria/Ray confirmed the new owner did not request an estoppel prior to purchase and is therefore liable for all past due assessments and fees.
   2. The “Blue House” on St. Paul (exact address unknown) is in foreclosure. George will try to find out sale/auction information on the house.
6. Dan Haines provided ACC Committee update.
   1. There are currently two requests from builders for Greenbelt clearing. Dan has requested further clarifications from the builders prior to clearing.
   2. SGC is still requesting we pay them a $50 fee for ARC reviews.
   3. A building request for a garage was denied due to not meeting conditions of current house on property. (garage did not match house)
7. Kirk Schwyn provided ECC Committee update:
   1. Non-Exclusive Licensing Agreement (NELA) is currently being updated by the ECC Committee. Still working with ALS to verify information.
   2. Discussion on setbacks for Greenbelt on interior lots. Mark stated, and all agreed, Wetland process should be followed for all Greenbelt property prior to clearing the property. It was agreed further discussion is needed on the extent of clearing of the Greenbelt. Some lots butt up to extensive/deep Greenbelt land. Need to work out guidelines for allowing interior Greenbelt clearing.
8. George discussed sale of Greenbelt property to owners. Proceeds would be used for development and water access on Greenbelt land for interior lot owners. (Docks and a park)
   1. Mark stated the process would/should begin with the county to allow zoning for development on environmentally sensitive land of less than 10 acres. Zoning should be done prior to spending any money on trying to develop the land.
   2. The Greenbelt development under discussion is along Oakville, Hatchett Circle, and Rennie Road.
   3. Board agreed to continue to move forward on the possibility of selling and developing Greenbelt property.
   4. Kirk agreed to meet with the county to further discuss zoning issues.
9. George reminded everyone to attend MSBU meeting on landscaping, sidewalks, etc. Meetings are held at The Mack Horton West County Annex, 6868 San Casa Drive, Englewood. This is where WPOA residents can request our tax money be used for Section 94 upgrades.
10. George discussed using MSBU money to plan & design a monument sing at our main entrances.
11. George discussed possibly doing a name change to Section 94.
12. **Motion** George/Maria: to have Ben (ALS) send a final letter to SGC to resolve an ongoing authorization dispute between the two association. SGC must agree to WPOA’s previous terms within 30 days, or the issue will move to litigation. All in favor. Motion carried.
13. **Open Discussion:**
    1. Member Gwen agreed to volunteer to help George “stuff mailboxes” to help draw more members to our monthly meetings.
    2. Steve Thompson agreed we need to come up with a “plan” to show the membership and help them visualize what the land sale proceeds would be used for. George and Steve agreed to speak with an architect to come up with a cost estimate on putting together conceptual drawings.
14. **Motion** George/Kirk to adjourn the meeting at 7:24pm. All in favor. Motion carried.