

DRAFT Waterview POA Board of Directors Meeting Minutes

March 18, 2024

- **Call to Order**
- **All Board members are in attendance.**
- **Motion Approved unanimously to accept Meeting minutes from February 19 Meeting.**
- **Motion Approved unanimously to accept Mike Burns Resignation** from the Board of Directors. Mike will continue on the ECC committee as the ARCH lead. Thank you Mike for all your hard work and dedication over the past year!
- **Motion Approved unanimously to accept Mark Robbins** to serve on the Board.
- **Motion Approved unanimously for the Election of Officers:**
Steve Thompson – President, Mark Robbins – VP, Ray Ludowese – Treasure, Cindy Madison – Secretary, Maria Bliss – Director at large
- **Treasurer's Report: Ray Ludwese**
\$50,695 Balance, 31 % Delinquent accounts as of 2/29/24 (292 lots)
Delinquent Balance Due \$35,076.
\$109 paid to Deluxe Books by Grand Properties.
Ray to meet with Grand Properties to review the invoice/bill payment process and issues. Grand Properties continues to pay bills without Board approval of the expenditure.
Steve will also address the issue with Tim Freeman.
Ray to get new and updated quotes on Liability Insurance.
- **ALS Collections Report: Maria Bliss.**
Grand Properties has sent out invoices, 2 late notices, and ALS has started collection efforts with Intent to Lien letters.
36 People have paid their delinquent accounts for 2023 & 2024 plus interest.
ALS sends the checks directly to Grand Properties.
Change of Contact information form added to website for those who need to update address, contact, etc information.
- **Covenant & Restrictions Update: Cindy Madison**
First Draft sent for review, which includes the new Bylaws and All Approved Motions to date. Target for the First Draft is 7/15. Cindy to set up working sessions.

Budget \$7000 for 2024 for this work to be completed by ALS. The total cost of the Bylaws and Covenant and Restrictions is \$3000, but it does not include registration fees, copying, etc., and it only includes 2 hours of revisions with ALS.

- **ECC Committee Report: Val Coleman**

Enforcement (Fine) committee being formed. Ben Turner and Karen Mercer have volunteered.

Steve to follow up with Glen Meyer to see if he is interested.

Board members to progress on discussion with the SGC Board concerning a separate ARCH committee.

- **Bylaws have officially been recorded on March 18, 2024.**

- **Waterview POA information was published in the CCT mailer.**

Cindy will create future articles for the CCT Mailer.

- **SGC Neighborhood Cleanup is scheduled for March 23 at 8am. Meet at SGC clubhouse**

- **Neighborhood Improvements:**

Majority of Board members do not want sidewalks and street lights.

Board does agree we need drainage especially on Legget and Hatchett.

Mark to work with MSBU on these items.

- **Short Term Rental Discussion with Michelle Duhamel.**

Majority of Board members do not want short-term rentals in Waterview.

Board to define clear guidelines on rentals within Waterview.

- **Meeting Adjourned.**