



WATSON FARM

HOMEOWNERS' ASSOCIATION

MINUTES OF 2005 ANNUAL MEETING

December 12, 2005 - 7:00PM

University of Rhode Island Alumni Center

Watson Farm Homeowners Association Board of Directors

Vice President:	Bill Harrison	11 Aurora Court	783-3034
Treasurer:	Rama Chandra	30 Evergreen Court	788-0319
Secretary:	Sheila Greene	89 Petal Lane	783-5856

The following 14 homeowners were present:

Bodziony	4 Dawn Ct	Pearson	33 Misty Ct
Haggarty	31 Blossom Ct	Ramachandra*	30 Evergreen Ct
Handschumacher	11 Evergreen Ct	Schoon	7 Misty Ct
Harrison*	11 Aurora Ct	Sheehan	8 Misty Ct
Kavanagh	40 Aurora Ct	Whitely	66 Evergreen Ct
Kelly	16 Dawn Ct	Winthrop	24 Aurora Ct
Motte	94 Petal Lane	Woodward	25 Misty Ct

**Denotes Board members in attendance*

1. Meeting Called to Order

The Annual Meeting of the Watson Farm Homeowners' Association was called to order at 7:05 p.m. Due to low attendance, the annual meeting scheduled for November 15, 2005 had been rescheduled. Association By-laws required a 20% quorum (or a minimum of 18 homeowners). The By-laws also provided that in the event a quorum was not present at the first meeting, 10% shall constitute a quorum at the new meeting, therefore allowing only 9 homeowners the right to legislate action for all 89 Association members. A 10 % quorum was present.

2. Approval of Minutes

The minutes were approved for March 15, 2005 Annual Meeting.

3. Appointment of the Audit Committee

The Board requested volunteers to review the 2004 and 2005 financial statements and Treasurer's records. Dick Schoon came forth to serve on this committee. The board is still seeking volunteers to review the statements once the books have been balanced and closed for this financial period. If you are interested in this task, please contact Rama Chandra.

4. Financial Statements

Prior to the meeting, homeowners received copies of the 2005 Association Income Statement. The Treasurer reviewed the financial report with the homeowners. There were no extraordinary items to report. There was no discussion from the homeowners at this time.

5. Approval of the 2006 Operating Budget and Annual Assessment

Prior to the meeting, homeowners received a copy of the Association's 2006 proposed budget. The Treasurer reviewed the budget and the Vice President opened up the meeting for discussion of any specific line item. There was productive discussion with the homeowners regarding certain line items. The increase in cost for mailings, the addition of legal fees, and the creation of a miscellaneous account were discussed and explained by the board. An error in the final cost of the sign was also noted to the homeowners. This did not have an impact on the 2006 budget due to the fact that partial funds had already been allocated in previous budgets and the remaining cost would be out of the capital fund. A motion to accept the 2006 Operating Budget at the annual assessment rate of \$250 was made and seconded. The motion carried. A motion to increase the annual assessment to \$275 was made. The motion failed. It was noted by the board at the suggestion of a few homeowners that there will become a time to substantially increase the annual assessment instead of small yearly increases.

6. Election of A Director (President)

The election for the vacancy of the President was to be held. The position will be served for a three-year term. There were no nominations for a new President received prior to the meeting. The Vice President called for nominations from the floor. No motions were made. The position of President will remain unfilled as of the annual meeting. Therefore, pursuant to Article 4.5 of the By-Laws, this vacancy can be filled by a vote of the majority of the remaining Directors at the next Board meeting. If anyone is interested in serving our community in this role, please contact Bill Harrison.

7. Old Business

- *Sign update.* The sign had been installed to the delight of all in attendance. It was brought to the attention of the board by a concerned homeowner that thieves might remove the sign easily. The board will contact the sign builder and ask for guidance to theft proof the sign.
- *Access road (Straw Lane and Petal Lane).* The Vice President has had extensive conversations with the town planning board regarding the installation of a fence to restrict access to this road. It was reported and documented by the town that the developer of our neighborhood has maintained rights to access this road. The town, after speaking with the developer's lawyer, stated that with permission and approval from the developer regarding the final design, a gate in which the developer must have a key could be installed. A preliminary quote for a gate of this design was for over \$1,500. The board suggested obtaining legal representation to research this situation with the town planning department regarding the legal rights the developer may or may not have to this road. This may have a serious effect on the safety and quality of our community if trucks are allowed access to the gravel bank through our neighborhood roads. A homeowner volunteered to assist the board in continuing to seek a solution to this matter.
- *Web Site.* <http://members.cox.net/watsonfarm/> The board again requested any volunteers to assist with the new website. No homeowners came forth to support the board with this project. If you are interested please contact Bill Harrison.
- *Volleyball Court.* The volleyball court, which had been built in the common area, has been dismantled and the poles have been removed (below grade level) to the satisfaction of the board. The homeowners who had installed the court have since moved and the new homeowners have been advised to allow the area to return to its natural state.

8. New Business

- It was suggested by the Board to solicit volunteers who would be willing to be notified to help with any improvement projects in the neighborhood. A volunteer list was generated to address this need. If you would like to join this group of ambitious helpers, please contact Bill Harrison.
- It was noted to the board that the bus shelter is in need of repair (and some improvements). The board will solicit quotes in the spring for repairs and improvements. If anyone is interested in assisting the board with overseeing this project, please contact Bill Harrison
- Many homeowners voiced their displeasure with the maintenance of the beds in the teardrops and front entrance island on a consistent basis. The past and current landscape bids did not include an aggressive approach to this problem. The board (working with the increase in the landscape budget as approved by the association) will try to address this in the new bid for the upcoming year.

9. Meeting was adjourned at 8:15 P.M.