



WATSON FARM

HOMEOWNERS' ASSOCIATION

<http://www.watsonfarm.net>

MINUTES OF 2006 ANNUAL MEETING

November 30, 2006
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 19 homeowners were present:

Driscoll	88 Straw Lane
Foley	50 Evergreen Court
Greene*	89 Petal Lane
Haggarty	31 Blossom Court.
Handschumaker	11 Evergreen Court
Harrison*	11 Aurora Court
Iannetta	75 Evergreen Court
Kelleter	30 Misty Court
McCauley	34 Blossom Court
Motte	94 Petal Lane

Pallazzetti	71 Petal Lane
Ramachandra*	30 Evergreen Court
Reilly	20 Evergreen Court
Schoon	7 Misty Court
Sheehan	18 Misty Court
Tai	6 Misty Court
Whalan	27 Dawn Court
Woodward #	25 Misty Court
Young	57 Aurora Court

*Denotes Board members in attendance. # Denotes attendance by proxy.

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 1, 2006 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. A 10% quorum was present.

2. Approval of Minutes

The minutes were approved from the December 12, 2005 Annual Meeting.

3. Appointment of the Audit Committee

The association regulations require that the Board request volunteers to review the 2006 financial statements and Treasurer's records. No homeowners 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 2006 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 2007 Operating Budget and Annual Assessment

Prior to the meeting, homeowners received a copy of the Association's 2007 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 majority of the discussion revolved around the expense of pump-outs. Some homeowners are on a two-year schedule while others are scheduled for every three years based on the usage of their system. Currently, the By-laws require the association to pay for pump-outs every three years. It was brought to the attention of the board that since the creation of the wastewater management

division in the town of South Kingstown, the association should not be responsible for the enforcement and reimbursement of pump-outs. However, a counter discussion followed regarding the homeowners' association's responsibility to protect the neighborhood and there were concerns that homeowners who may neglect their systems would have a negative effect on our neighborhood. The board agreed that the main concern of the association should be the protection of our neighborhood. Several homeowners have agreed to help the board research this situation. In other business regarding the 2007 budget, a motion was made to eliminate the purchase of a gate for the access road between Petal Lane and Straw Lane. The motion was passed by the homeowners and will be removed from the 2007 budget. There were also questions regarding the increase in the landscape budget. The board explained that the increase was based on the anticipated cost increase in lawn maintenance, and that fertilizing costs and general landscaping needs would be incorporated into this budget line also. At the conclusion of the discussion regarding the 2007 budget, a motion was made to accept the budget (minus the gate) and the annual assessment rate of \$275. The motion carried.

6. Election of A Director (President)

The election for the vacancy of the President was to be held. The position of President has remained unfilled for the first year of a three-year term. Therefore, the position will be served for only two years as of this time. There were no nominations for a new President received prior to the meeting. The Vice President called for nominations from the floor. The Vice President offered to share as Co-President to assist with the responsibilities (since he has been doing the work of President anyway). 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

- *Tree removal refund.* The previous board had approved the payment for the removal of a tree that had fallen from common ground onto the property of a homeowner. The current members of the board have received legal consultation that the association is not responsible for this expense. Therefore, no further payments will be made in the future for the removal of fallen trees from common land onto homeowners' property.
- *Volunteer Committee Chair.* A volunteer list has been generated to address improvement projects in the neighborhood. The board is requesting a homeowner to oversee this ambitious group. If you are interested, please contact Bill Harrison.
- *Friends of Watson Farm Chair.* In prior years, a committee had been formed to assist with hospitality in our neighborhood. It was brought to the attention of the homeowners in attendance that the Friends of Watson Farm committee has, over the years, dissolved due to inactivity. The board would like to solicit one or more volunteers to reconvene this committee. If you are interested, please contact Bill Harrison.

8. New Business

- The board urged those in attendance to attend the January 17th appeal of South County Sand and Gravel in regards to the construction of an office building at their location off of Saugatucket Road.
- It was noted by the board that the bus shelter is in need of repair (and some improvements). The board reiterated that this could be accomplished with the assistance of a volunteer committee chair that could coordinate repairs and improvements in the spring. If anyone is interested with overseeing this project, please contact Bill Harrison.
- The homeowners in attendance unanimously rejected the suggestion brought to the board regarding the purchase and installation of playground equipment in the teardrops.
- The board acknowledged the request for the publication of a phone directory. The board restated that this would be a great task for the Friends of Watson Farm committee to partake. Volunteers to serve as the committee chair again were solicited by the board. If anyone is interested regarding this project, please contact Bill Harrison.
- It was brought to the attention of the board prior to the meeting that the gravel operations adjacent to the neighborhood may be running their machinery outside established business hours regulated by the town. Several homeowners in attendance who have knowledge of town restrictions and regulations believe that the gravel companies are not operating illegally. However, if any one would like to further research this situation, please contact Bill Harrison.
- The board reinforced to homeowners who may be selling their property to please pass along the association By-laws. Making additional copies of the By-laws for the new homeowners has been an unnecessary expense placed on the association.

9. Meeting was adjourned at 8:35 P.M.