



WATSON FARM

HOMEOWNERS' ASSOCIATION

MINUTES OF 2008 ANNUAL MEETING

January 12, 2009
University of Rhode Island Alumni Center

Watson Farm Homeowners Association
2008 Board of Directors

Interim President/Vice President: Bill Harrison 11 Aurora Court 783-3034
Treasurer: Rama Chandra 30 Evergreen Court 788-0319
Interim Secretary: Bill Harrison 11 Aurora Court 783-3034

The following 24 homeowners were present:

Anderson #	32 Aurora Court
Andrews #	27 Straw Lane
Atherly	51 Aurora Court
Bethune	33 Aurora Court
Bodziony	4 Dawn Court
Desh #	49 Misty Court
DiJulio	35 Petal Lane
Egan	4 Straw Lane
Handschumacher #	11 Evergreen Court
Harrison*	11 Aurora Court
Hewitt	33 Dawn Court
Kelly	16 Dawn Court

McCauley #	34 Blossom Court
Motte	94 Petal Lane
Murdock	38 Dawn Court
Olsen #	14 Aurora Court
Pearson #	33 Misty Court
Ramachandra *	30 Evergreen Court
Schoon	7 Misty Court
Sheehan	18 Misty Court
Winthrop	24 Aurora Court
Woodard	5 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. Association By-laws requires a 20% quorum (or a minimum of 18 homeowners). A quorum was present.

2. Approval of Minutes

The minutes were approved from the November 26, 2007 Annual Meeting.

3. Appointment of the Audit Committee

The Association regulations require that the Board request volunteers to review the 2008 financial statements and Treasurer's records. Mark Sheehan volunteered his time to review the statements once the books have been balanced and closed for this financial period. If you are interested in assisting Mr. Sheehan with this task, please contact Rama Chandra.

4. Financial Statements

Prior to the meeting, homeowners received copies of the 2008 Association Income Statement. The Treasurer reviewed the financial report with the homeowners. There were no extraordinary items to report. There was discussion regarding separating collected attorney fees and late fees as a separate line item listed under income. The Board agreed to follow this recommendation in the next financial report.

5. Election of Directors

The elections for the vacancies of the President, Treasurer, and Secretary were to be held. Prior to the meeting, the Board received a nomination for Kathy Egan to serve as Secretary. The motion was made to accept her nomination and seconded. The motion passed and the Vice President thanked Kathy for joining our Board. The position of Secretary will be for two years as the first year has already elapsed from the three-year term. The position of Treasurer was also unfilled in the first year of a three-year term. A motion from the floor nominated Colleen Bodziony to serve as Treasurer. The motion was seconded. The motion passed and Colleen was elected to serve as Treasurer. The Vice President thanked Colleen for filling this position on the Board. The position of President has remained unfilled for the past three years. The Vice President offered to share as Co-President to assist with the responsibilities for the vacancy of the President. The Vice President called for nominations from the floor. No motions were made and the positions remained unfilled. 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.

6. Approval of the 2009 Operating Budget and Annual Assessment

Prior to accepting the 2009 budget, the business of the condition of the bus shelter needed to be addressed since it had a major impact on the proposed budget. The Board had budgeted \$2000 for repairs. The Vice President presented bids on repairing the bus shelter as opposed to replacing it with an open-styled gazebo as some had suggested. Once the homeowners in attendance agreed that the best course of direction would be to replace all the vinyl and make the shelter maintenance free, it was decided to accept Vallee Construction for the work at a price of \$3,550. However, the homeowners were concerned that the builder would not complete the work for the estimate given. Some homeowners also expressed the desire to have a bench installed although the quote did not include said work. The Vice President was a bit frustrated and stated that after two years of asking homeowners to join with him to come up with suggestions and to solicit bids for this project, no one came forth to do so now that he took the initiative himself acting on behalf of the Board. But now people are beginning to complain that he only got an "estimate" not a "bid" and they are also trying to change the project's scope. He also alluded to the fact that if the decision is not made now, it would be another year before anything would get accomplished. The Vice President also stated that to show his respect to all the views of those in attendance, that he would contact the builder again to get a confirmation that the final price will not surpass the "estimate" and that he would also do his best to advocate for the installation of a bench. A motion was made and passed by the homeowners in attendance to accept the bid from Vallee Construction to replace the vinyl siding and repair the structural damage for a cost of no more than \$4,000 (The estimate was for \$3,550 dollars.) The Capital Surplus Fund would finance this item. Once it was clear that the Board's 2009 proposed budget was not accurate to reflect this improvement project, the proposed budget failed to pass. A motion to amend the budget to reflect the \$4000 bus shelter improvement out of the Capital Surplus Fund was made and seconded. The motion carried and the 2009 budget was approved with an Annual Assessment of \$200.

7. Old Business

- Release of the Association's responsibility for septic pump-out requirement. The Vice President wanted to remind everyone that individual homeowners are now responsible for their own service of their septic system. Prior communications have been sent from the Board regarding this change.
- Access Road (Petal Lane and Straw Lane). The Board is still receiving complaints about access to this road. The Board opened up the meeting for discussion. No suggestions came forth from those in attendance on how to best solve this dilemma since we do not own access to this road.
- Non-Conforming Shed Roofs. It was brought to the attention of the homeowners in attendance that there are homeowners who are not adhering to the existing shed guidelines and that the Board was looking for direction from the Association. Those in attendance stated that they support a fine being levied on those homeowners who have not followed the regulations. The Board will address this at the next Board meeting.
- Committee Chairs. The Board is still requesting homeowners to assist with the following:
 - i. 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.
 - ii. Volunteer Committee Chair. A volunteer list has been generated to address improvement projects in the neighborhood. The board is seeking homeowner(s) who might be willing to oversee this ambitious group. If you are interested, please contact Bill Harrison.
 - iii. Sign maintenance. To assist with minor preventative maintenance measures to protect the front entrance sign. If you are interested in this task, please contact Bill Harrison.

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8. *New Business*

- The Vice President apologized for the number of items on the agenda. He stated that the Board wishes to operate in an open arena and that if he receives any concerns from a homeowner, he will place it on the agenda at the very next meeting. This way everyone is guaranteed to have a voice in our Association. Some concerns had come after the agenda had already been set and mailed out. Since we only meet once a year, the Vice President felt that each concern deserved time at the Annual meeting. The following concerns were brought up for discussions regarding future ramifications to the well-being of the neighborhood in a worse case scenario. The Vice President wanted to address these situations now before they might get out of hand in the future. Current By-laws are not specific enough to protect us from these concerns at this time and the need to look into amending our By-laws may be our only protection. They are in no specific order.
 - i. Storage Pods
 - ii. URI student Rentals
 - iii. Campers and RV Parking
 - iv. Political Signs regulations
 - v. Recording our changes to the By-laws with the Town of South Kingstown

There were minimal discussions on these topics due to time restraints. But it was the consensus of those in attendance that these are real concerns that could impact our neighborhood and we must face them now. The Vice President asked the members in attendance about the Board's request that they try to retain the services of a certified real-estate lawyer who could productively advise the Board regarding these and future concerns. All those in attendance agreed that it would be in the best interest of the neighborhood if a real-estate lawyer could be retained. The Vice President stated that this would be a priority for the Board in 2009.

- The Vice President produced a large stack of registered letters that the Board had to send out this past year for late payments of assessments. The Vice President stated that collecting fees have become quite an overwhelming task for him. (Plus the added expense of the registered mail). The Vice President was seeking approval for the suggestion of increasing the late payment fee (currently \$25). The homeowners in attendance unanimously supported increasing the late fee and having a cumulating fee structure in place the longer the bill goes unpaid.
- The Vice President thanked all those in attendance for coming and stated there was no additional new business on the agenda.

9. *Meeting was adjourned at 8:50 P.M.*