



# WATSON FARM

## HOMEOWNERS' ASSOCIATION

**MINUTES OF ANNUAL MEETING**  
**MARCH 15, 2005 - 7:00PM**  
**PEACE DALE NEIGHBORHOOD GUILD**

*The following 28 homeowners were present:*

Anderson	32 Aurora Ct	Kelly	16 Dawn Ct
Barber	43 Petal Ln	Leal	47 Blossom Ct
Bethune	33 Aurora Ct	McCormick	51 Evergreen Ct
Bodziony	4 Dawn Ct	Murano	83 Straw Ln
Cottrell	29 Petal Ln	Olsen	14 Aurora Ct
DesGranges	33 Dawn Ct	Palazzetti	71 Petal Ln
DiJulio	35 Petal Ln	Pearson	33 Misty Ct
Driscoll	88 Straw Ln	Picard	66 Petal Ln
Foley	50 Evergreen Ct	Prodigio	17 Misty Ct
Gilroy	75 Straw Ln	Ramachandra	30 Evergreen Ct
Greene	89 Petal Ln	Schoon	7 Misty Ct
Haggarty	31 Blossom Ct	Valcourt	66 Evergreen Ct
Harrison	11 Aurora Ct	Whalen	27 Dawn Ct
Ianetta	75 Evergreen Ct	Winthrop	24 Aurora Ct

**1. Meeting Called to Order**

The Annual Meeting of the Watson Farm Homeowners' Association was called to order at 7:10 p.m. A quorum (pursuant to Article 3.6c of the Association By-Laws) was present.

**2. Approval of Minutes**

The minutes were approved for the January 13, 2004 Annual Meeting.

**3. Appointment of the Audit Committee**

The Board requested volunteers to review the 2004 financial statements and Treasurer's records. No volunteers came forth to serve on this committee. It will become the charge of the board to appoint homeowners to review the financial statements.

**4. Financial Statements**

Prior to the meeting, homeowners received copies of the Association Income Statement. The President reviewed the financial report with the homeowners. There were no extraordinary items to report. The majority of the homeowners were upset with the fact that there were still uncollected assessment fees. The board could not comment due to the fact that legal action has begun with this matter. A concerned homeowner raised a question regarding bank fees. After further investigation it was determined that this fee was not a service charge but for the purchase of deposit slips.

### **5. *Election of Directors (2)***

The elections for the vacancies of Treasurer and Secretary were held. Both positions will be served for a three-year term. There were no nominations for a new Director received prior to the meeting. The President called for nominations from the floor. Motions were made and seconded to nominate Rama Chandra for the vacancy of Treasurer. Rama was elected to serve as Treasurer by the vote of the association and graciously accepted this nomination and the responsibilities inherent with the position. The position of Secretary remained unfilled as of the annual meeting. Therefore, pursuant to Article 4.5 of the By-Laws, this vacancy will be filled by a vote of the majority of the remaining Directors at the next Board meeting.

### **6. *Old Business***

- A landscape plan for the upper teardrop was presented to the association. This plan includes the planting of 6 beds of shrubs along the walls of the upper teardrop. Holly Ridge Nursery has developed a two-year interest free payment schedule to offset this cost. Funds for this project would necessitate a higher annual assessment fee allocated over a two-year period. The association approved this landscape plan.
- In other business, the Vice President presented the design of the new sign, which will be installed in the spring. The Vice President thanked the (now defunct) Architectural Review Committee for their work on the design and layout of the sign.

### **7. *Approval of the 2005 Operating Budget and Annual Assessment***

Prior to the meeting, Homeowners received a copy of the Associations 2005 proposed budget. The President reviewed the budget and opened up the meeting for discussion of any specific line item. With little discussion regarding the cost of insurance, a motion to accept the 2005 Operating Budget and annual assessment was made and seconded. The motion carried 27 to 1.

### **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.
- A safety concern was brought forth regarding a 6-foot unprotected ledge behind the bus shelter. Other homeowners confirmed this hazard. The board will look into possible safety measures to address this danger.
- The President discussed the importance for homeowners to notify the police directly if they see any vehicle dumping materials in the open space accessed between Straw and Petal Lanes.
- The Board continued to stress to homeowners that it is against Association By-Laws to park vehicles (or place any other items) for the purpose of sale in the bus turnout road. This is common area and is subject to the rules and regulation of the Association. Vehicles and all other items placed in this area for the purpose of sale will be towed or removed at the owner's expense.
- The President noted to homeowners that prohibited use of open space and some prohibited activities on individual homeowners lots were still commonplace. The president reminded homeowners that it is the Boards directive to enforce the Association Rules and Regulations and that regulation enforcement was in the best interest of maintaining everyone's' high property values and protecting our association's liability in many cases.

### **9. *Meeting was adjourned at 8:30 PM.***