



# WATSON FARM

## HOMEOWNERS' ASSOCIATION

### MINUTES OF 2007 ANNUAL MEETING November 26, 2007 University of Rhode Island Alumni Center

#### Watson Farm Homeowners Association 2007 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 24 homeowners were present:*

Bodziony	4 Dawn Court
Brandies	19 Blossom Court
Cottrell	29 Petal Lane
DiJulio	35 Petal Lane
Driscoll	88 Straw Lane
Egan	4 Straw Lane
Foley	50 Evergreen Court
Hadley	40 Evergreen Court
Harrison*	11 Aurora Court
Kavanagh	40 Aurora Court
Kelly	16 Dawn Court
Mancini	43 Straw Lane

McCauley	34 Blossom Court
Motte	94 Petal Lane
Murdock	38 Dawn Court
Pearson #	33 Misty Court
Ramachandra *	30 Evergreen Court
Ruhen	4 Petal Lane
Schoon	7 Misty Court
Tai	6 Misty Court
Whitley	66 Evergreen Court
Winthrop	24 Aurora 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 30, 2006 Annual Meeting.

#### 3. Appointment of the Audit Committee

The association regulations require that the Board request volunteers to review the 2007 financial statements and Treasurer's records. Dick Schoon 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. Schoon with this task, please contact Rama Chandra.

#### 4. Financial Statements

Prior to the meeting, homeowners received copies of the 2007 Association Income Statement. The Treasurer reviewed the financial report with the homeowners. There were no extraordinary items to report. There was no discussion regarding the report from the homeowners at this time.

## **5. Election of Directors**

The elections for the vacancies of the President, Treasurer, and Secretary were to be held. There were no nominations for any of the openings on the Board received prior to the meeting. The position of President has remained unfilled for the first two years of a three-year term. Therefore, the President's position will be served for only one year as of this time. The position of Treasurer and Secretary would be for new three-year terms. 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, these vacancies 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 these roles, please contact Bill Harrison

## **6. New Business**

- Release of the Associations' responsibility for septic pump-out requirement. Prior to the meeting, the homeowners were informed that the Board had been granted permission by the Town of South Kingstown to relinquish responsibility of the Association for the homeowners' septic systems. The town has now created the Waste Water Management Department that will require homeowners to service and maintain their septic systems. This had been a very expensive mandate placed on our Association (about \$7,000-\$8,000 a year) that has been incorporated into our yearly association fee. It has also been a major headache for the Vice President in regards to all the paper work in meeting this mandate for the town. A motion was made in support of the removal of this obligation from the Associations' By-laws. The motion was seconded. The motion was voted on by the members and passed. Homeowners will now be responsible for scheduling, maintenance and the incurring costs associated with their septic systems. More information will be provided by the Board to assist the homeowners in the initial compliance of this task.
- 2008 and 2009 Pump-out Credit. A motion was made to provide pro-rated credit refunds for those homeowners who were to be due for an association's paid pump-out in 2008 or 2009. A portion of the assessment fees paid in the past years from those homeowners were to have gone to cover the cost of their next pump-out and therefore are entitled to a pro-rated credit refund. Homeowners who were pumped out in 2007 are the last to be covered from Association Fees and will not be issued refunds. The motion was seconded and passed unanimously. Homeowners who will be receiving refunds will be notified and will receive their refunds at a later time.
- Septic Refund Allocations. A motion was made to pay for the refunds for the pump-outs out the Capital Fund surplus. The motion was seconded and passed unanimously.

## **7. Approval of the 2008 Operating Budget and Annual Assessment**

Prior to accepting the 2008 budget, the business of the septic system pump-outs needed to be addressed since it had a major impact on the proposed budget. Once it was determined that the Association would no longer be paying for future pump-outs, a motion was made to submit a new budget (minus the \$7,500 for the line item for septic pump-outs) and set the annual assessment rate at \$200. All other line items remained the same. The motion carried.

## **8. Old Business**

- Bus Shelter Improvement. It had brought to the attention of the board that the bus shelter is in need of repair and improvements. The board requested volunteers to assist with this task. Heidi Driscoll and Colleen Bodziony volunteered to develop a plan regarding the bus shelter. Dick Schoon also volunteered to solicit a bid from the Wakefield Branch (Arnold Lumber) as to any recommended repairs and/or improvements.
- 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.
- 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.
- Pet Regulations. The board reinforced to homeowners who have pets to review and comply with the pet regulations as stated in the By-laws.

## **9. Meeting was adjourned at 8:45 P.M.**