

**WEBB'S LANDING  
HOMEOWNERS ASSOCIATION, INC.**

**June 3,2006**

**MEETING MINUTES**

Meeting was called to order at 10:15 AM. There were 15 community members present.

Last year's minutes were read by Brenda Tana.

Treasurer's Report - Bill Lounsbury gave the report and a copy of the budget was given to everyone present.

Internet Service - Bill Becker informed everyone that Verizon has made available to our sub-division the latest internet service called FIOS. Bill said that he subscribes to this service and it is great!

Architectural Review Committee - The committee reminded those present that anyone putting up above ground pools needs to have them approved by the ARC. Check with Ed Gladden and the covenants before putting them up. A plan needs to be submitted to the ARC.

Speed Sign's - It was suggested that speed limit signs need to be posted in the development to deter speeding vehicles. It was voted upon by attendees that two signs would be put up. The signs will say fifteen miles per hour. It was also voted upon to draft an amendment for speed and traffic issues.

Violation's - A discussion ensued concerning several homeowners in violation of the covenants. Those who are in violation will receive notice and will be allotted time to amend them. It was suggested that the board members go around to check all properties for any violations to ensure that no particular property is singled out. The board members agreed.

Board Members - Brenda Tana has accepted the position as secretary. Nominations were solicited from members present, but no new nominations at this time.

The officer's have generously agreed to another term. The board officers for the next fiscal year are:

Bill Becker, President  
Velma Cole, Vice President  
Bill Lounsbury, Treasurer  
Brenda Tana, Secretary  
Ed Gladden, ARC Chairman  
Frank McConnell, Chairman of the Road Committee

**P.S. Homeowner Association Dues were due on May 31. Send your check, payable to WLHA and send to Bill Lounsbury before late charges apply:**

**Bill Lounsbury  
WLHA Treasurer  
214 Waterford Drive  
Lewes, DE 19958**

**Please note that a lien will be placed on a property whose dues are not up to date. It is only fair to the property owner who honor their commitment.**

**PSS. Thanks to Bill and Lynn for hosting the meeting, Again!!!!**

**WLHA TREASURERS REPORT**

Fiscal year 2005 6/1/05 - 5/31/06

**2005 BUDGET 2005 ACTUAL OVER (UNDER) 2006 BUDGET**

**INCOME**

**ASSESSMENTS**

Current Year	\$7,700	\$7,700	\$0	\$7,700
Prior Years	\$120	\$120	\$0	\$0
Total	\$7,820	\$7,820	\$0	\$7,700

**INTEREST**

Certificate of Deposit	\$1,079	\$1,097	\$18	\$1,125
Savings	\$20	\$16	(\$4)	\$15
Other		13	\$13	
Total	\$1,099	\$1,126	\$27	\$1,140

**TOTAL INCOME**                                **\$8,919**                                **\$8,946**                                **\$27**                                **\$8,840**

**EXPENSES**

Insurance	\$1,500	\$1,401	(\$99)	\$1,500
Legal Fees	\$100	\$0	(\$100)	\$600
Maintenance	\$500	\$250	(\$250)-	\$500
Office Supplies	\$100	\$0	(\$100)	\$50
Taxes	\$336	\$332	(\$4)	\$175
Electricity	\$650	\$668	\$18	\$725

**TOTAL EXPENSES**                                **\$3,186**                                **\$2,651**                                **(\$535)**                                **\$3,550**

**INCOME - EXPENSE**                                **\$5,733**                                **\$6,295**                                **\$562**                                **\$5,290**

**CAPITAL BUDGET**

Road Maint./Repl. Fund                                **\$5,733**                                **\$6,295**                                **\$562**                                **\$5,290**

**ALLOCATION of FUNDS**

Total Available	\$46,456	\$46,483	\$27	\$52,672
General Expense	\$3,186	\$2,651	(\$535)	\$3,550
Road Maint./Repl. Fund	\$43,270	\$43,832	\$562	\$49,122

Yr. End Acct. Balances	5/31/2005	5/31/2006	Change	5/31/2007
WT Check	\$661	\$726	\$65	\$122
WT MM	2876	3009	133	\$3,000
WT CD	\$34,000	\$40,097	\$6,097	\$46,000
Total	\$37,537	\$43,832	\$6,295	\$49,122

Road Bond    **\$1,000**                                6/3/2006 wbl