

WEBBS LANDING HOMEOWNERS ASSOCIATION, INC

MEETING MINUTES – NOVEMBER 7, 2009

The 2009 Webbs Landing Homeowners Meeting was called to order by Bill Becker, President. There were 11 members present.*

Last year's minutes were read by Liz Becker. Minutes were approved by Bill Becker and seconded by Donna Musselman.

The slate of officers for the 2009-2010 fiscal year was presented and asked if there were any nominations from the floor to fill any position held by incumbents.

Present officers:

Bill Becker, President

Velma Cole, Vice-President

Bill Lounsbury, Treasurer

Liz Becker, Secretary

Dan Himmelfarb, ARC

Frank McConnell, Roads

The slate of officers will stay... motion approved by Bill Becker and seconded by Dan Himmelfarb.

TREASURER'S REPORT:

The treasurer's report was given by Bill Lounsbury. A copy of this report and an updated phone list will be sent to every homeowner. Bill Becker motioned that the treasurer's report be approved as read, and Sam Cole seconded the motion.

NEW BUSINESS:

After the treasurer's report, discussions ensued whether the homeowners dues which were set at \$200 last year would be high enough to pay for upcoming costs regarding roads and future sewers. Our major output might be plowing of the roads if we had a bad winter. Questioned whether to increase our fees, it was noted that collecting what we now charge is sometimes difficult. Most of our homeowners are retired. The \$200 fee will stay at present. We would reserve the right to increase by a maximum of 20% if necessary regarding roads and potential sewers.

Liability insurance for our development was discussed and we do have enough at the present time.

Darrell Robinette had a map showing the future development of 183 houses right above Love Creek and adjacent to the woods behind his property. Major concern is the drainage into our development and creek. He will be calling an attorney at Hudson, Jones, Jaywork and Fisher to have a letter drafted for our development to present to the County Planning Board outlining our concerns.

Also under discussion was the future sewer lines that will be coming off of Robinsonville Road into our development. It is not know exactly when this will come about but it will happen. Donna Musselman said that there might be stimulus money that could be set aside by the state for this, but we

must act now to be included in it. Motion was made that John Purnell and Dan Himmelfarb will contact the pertinent parties regarding when sewers will be coming to our development and the possibility of obtaining stimulus money.

Motion was made to increase the frequency of our board and general meetings to discuss upcoming issues regarding sewers, the adjacent development, and drainage issues.
Approved and seconded by Laurie McConnell.

The motion was approved by Darrell Robinette and seconded by Bill Becker.

A motion was made to adjourn the meeting by Bill Becker, and seconded by Bill Lounsbury.

Subsequent to the adjournment, a motion was made to consider hiring an attorney to write a letter to a lot owner regarding a violation of the Covenants concerning running a business from a residence. As this was brought up after the adjournment, it will be further discussed in detail when there is a Board and/or general membership meeting early next year.

Liz Becker
Secretary

*members present

Bill Becker
Liz Becker
Bill Lounsbury
Lynn Lounsbury
John Purnell
Dan Himmelfarb
Donna Musselman
Sam Cole
Darrell Robinette
Frank McConnell
Laurie McConnell