

WEBB'S LANDING HOMEOWNERS ASSOCIATION, INC

ANNUAL MEETING MINUTES

Date: Saturday, September 19, 2015

Time: 10:00 am

Location: 222 Waterford Drive, Lewes, DE

Homeowners Present:

Tammy Barletto, Joe Choma, Joyce Fennell, Roy Fennell, Glen Hayes, Dan Himmelfarb, Bill Lounsbury, Donna Musselman, Claudia Sandberg, Nancy Trunzo and Pat Trunzo.

The 2015 Webb's Landing Homeowners Association (WLHA) annual meeting was called to order by Bill Lounsbury, Treasurer. Each homeowner introduced themselves. Bill Lounsbury explained that Bill Becker (WLHA President) and Liz Becker (WLHA Secretary) moved out of the area in the spring.

The 2014 annual meeting minutes were read by Bill Lounsbury. The motion to approve the minutes was made by Roy Fennell and seconded by Donna Musselman. They were unanimously approved.

Dan Himmelfarb (Architectural Review Committee member) reported on the seal coating of Heather Drive and Waterford Drive that was completed in fall 2014. The seal coating is holding up well. It is protecting the roads from further deterioration. He reported that the county had recently tar and chipped Webb's Landing Road. If WLHA turned the roads over to the county (an option that had been discussed at previous meetings), that would most likely be how our community roads would be maintained. Blacktop with seal coating (which is what the community has now) is a superior road in both looks and ease of walking and riding bikes. In some areas of Heather Drive and Waterford Drive, grass is growing out into the street through the cracks. Heather Drive may have more areas because it receives more sunlight than Waterford Drive. Homeowners are requested to spray grass/weed killer on the areas of grass growing into the street in front of their property so that the grass does not damage the roads.

Bill Lounsbury distributed copies of the WLHA Treasurer's Report (attached) and discussed each line item. The following items were highlighted and discussed in detail.

- In 2014, only one homeowner did not pay the annual WLHA dues. The dues have since been paid by PNC Financial Services who now owns the house.
- All 2015 WLHA dues have been paid.
- The annual dues were lowered to \$100.00 in 2014 which is the breakeven point with normal expenses.
- The decrease of \$8,990 less in the money market account was primarily due to the cost of sealing the roads.
- The largest expense for the community is for liability insurance. WLHA has never had a claim against it.

- 100% of the WLHA money is in a money market account at M & T Bank which pays the same percentage of interest as a CD without the money being tied up.
- WLHA fees include: (1) Federal income tax (at the 30% corporate rate), (2) real estate tax of \$19.00 and (3) corporation fee of \$25.00.
- The maintenance expense for 2014 was budgeted for \$800 but the actual expense was \$1,100 due to the unusual amount of snowfall and necessary snow removal. Snow removal is completed by WLHA homeowner Bill Moore.
- Electricity expense: WLHA is charged at flat fee of \$65.00 per month for street lights.

Bill Lounsbury recommended that the budget be presented to the membership at the annual meeting and voted on at that time. Donna Musselman stated she would amend the timeline in the description of the Treasurer's responsibilities.

The proposed budget for 2016 was discussed and was unanimously approved.

Donna Musselman discussed the voting process for new officers. Information was mailed to every homeowner in July 2015 (outlining the process and asking for volunteers to run for office) and in September 2015 (with introductions by the homeowners running for office and including the absentee ballot, if needed). Telephone calls were made several days before the meeting to remind homeowners. Several telephone numbers and emails on the Webb's Landing Directory are no longer current and need to be updated.

Absentee ballots were mailed to Donna Musselman or given to Bill Lounsbury by some homeowners. Voting would occur at this meeting.

Bill Lounsbury stated that Steve Britz was willing to run for Treasurer since there were two well qualified homeowners on the ballot for Secretary but that Steve was concerned about a possible conflict of interest since his wife Judy Britz was running unopposed for President. Discussion followed. The homeowners did not want 2 people in the same family to have signature authority. The homeowners decided to place Steve Britz on the ballot for Treasurer with the understanding that Steve Britz (as Treasurer) and Nancy Trunzo (as Vice President) would have signature authority. The Treasurer's accounts should be audited annually. Bill Lounsbury volunteered to do the audit next year.

Voting took place. Ballots were counted by Donna Musselman and Claudia Sandberg. Congratulations and thank you to the new WLHA officers who will begin their 2-year terms October 1, 2015.

WLHA Officers for 2015-2017 are:

President: Judy Britz

Vice President: Nancy Trunzo

Corresponding Secretary: Bob Stine

Treasurer: Steve Britz

The announcement of new officers and the meeting minutes will be posted on the WLHA website. Minutes will also be delivered to permanent residents of Webb's Landing and mailed to homeowners who live elsewhere full time. The homeowners at the meeting complimented the website created by Bob Stine.

Open Forum:

Tammy Barletto asked if the common dock could be made more kayak and canoe friendly with easier access. Glen Hayes agreed that it is very difficult to launch a kayak or canoe from the height and configuration of the dock. Many homeowners on Heather Drive use (or would like to use) the dock. A float is needed. It is requested that the new officers investigate the installation of a float. Bill Lounsbury also stated that neither the path leading to the dock nor the dock itself has ever received any type of maintenance.

Donna Musselman reported that Velma Cole has all of the necessary signs for a WLHA yard sale if the community is interested in having a yard sale in the spring.

Discussion took place on the proposed boat yard at Robinsonville Road and Webb's Landing Road and about other proposed building in the area.

The question was raised as to the best month to have the WLHA annual meeting. In 2014, 24 homeowners attended. Unless rescheduled, the 2016 annual WLHA meeting will be the third Saturday of the month of September.

Bill Lounsbury adjourned the meeting at 11:15 am.

Respectfully Submitted by:

Donna Musselman
September 19, 2015

WLHA TREASURERS REPORT

Fiscal year 2014

6/1/14 - 5/31/15

2014 BUDGET 2014 ACTUAL OVER (UNDER) 2015 BUDGET

INCOME

ASSESSMENTS	\$3,500	\$3,400	(\$100)	\$5,250
INTEREST				
Interest	\$167	\$101	(\$66)	\$75
TOTAL INCOME	\$3,667	\$3,501	(\$166)	\$5,325

EXPENSES

Insurance	\$1,330	\$1,330	\$0	\$1,350
Legal Fees	\$200	\$50	(\$150)	\$150
Maintenance	\$800	\$1,100	\$300	\$1,000
Office Supplies	\$50	\$54	\$4	\$100
Taxes	\$85	\$85	\$0	\$45
Electricity	\$800	\$732	(\$68)	\$750
Bank Credit	\$0	(\$60)	(\$60)	\$0
TOTAL EXPENSES	\$3,265	\$3,291	\$26	\$3,395
INCOME - EXPENSE	\$402	\$210	(\$192)	\$1,930
X-BUDGET EXPENSE *		\$9,200	(\$9,392)	

	5/31/2013	5/31/2014	5/31/2015	5/31/2016 EST
CHECKING	\$1,312	\$1,922	\$1,331	\$1,741
MONEY MARKET	\$76,708	\$78,879	\$70,480	\$72,000
TOTAL	\$78,020	\$80,801	\$71,811	\$73,741
CHANGE		\$2,781	(\$8,990)	\$1,930

* All WLHA roads were sealed at a cost of \$9,200

WBF
9/18/15