

**WEBBS LANDING HOMEOWNERS ASSOCIATION**  
**2021 Annual Meeting Minutes**  
**October 2, 2021**

**1. ATTENDEES**

A. Board Members

Jane Cluesman (President), Joyce Fennell (Vice President), Roy Fennell (Treasurer) and Bob Stine (Secretary)

B. Others Present

Bill Lounsbury, Joe Choma, Bob Katzenstein, Pam Tyranski, Jim Walsh, Donna Musselman, Dan Himmelfarb, Jim Sampson, Karen Sampson, Roy Wanner, Susan Wanner, Val Bogaert

**2. CALL TO ORDER**

Jane Cluesman called the meeting to order at 10:30am at 211 Waterford Drive.

**3. WELCOME RESIDENTS**

All those in attendance introduced themselves.

**4. APPROVAL OF MINUTES**

Board explained there was no annual meeting in 2020 due to the pandemic, but that the minutes from the 2019 meeting needed to be approved. Upon a motion duly made and seconded, a majority of those present

**VOTED:** That the minutes of the Board Meeting of September 28, 2019, previously submitted to residents, be approved.

**5. TREASURER REPORT**

Treasurer Roy Fennell presented the treasurer reports for 2019-2020 and 2020-2021. Copies of those reports are included with these minutes.

Donna Mullselman asked fee for attorney. Jane explained fees.

Discussed budget. Attorney fees.

Bob Katzenstein offered legal advice.

Dan Himmelfarb mentioned interest on delinquent dues and interest on dues over years.

Board pointed out that all dues were paid in full and there were not outstanding ones in 2020 and one in 2021 was still outstanding. (Note: the outstanding one in 2021 has since been paid.)

Roy Fennell discussed pier permit that is valid for 20 years and last renewed when kayak launch was installed.

## **6. TRASH COLLECTION**

Jane Cluesman stated that Blue Hen has a group rate for Webbs Landing homeowners. She called trash companies and Blue Hen provided the lowest community rate. Board will be more proactive in providing Blue Hen contact information for new and current residents.

## **7. ROAD MAINTENANCE**

The board stated that with regards to sinkholes, which is the primary problem, the HOA will use the current contractor they use to repair any holes since the repairs were well done and are not sinking.

Board has and will continue to contact DelDot about the “washboard” condition of Webbs Landing Road; especially when DelDot does the road for Chase Oaks development being built.

Weeds in the street were cracking the road. Options such as having them burned out or having homeowners remove them were discussed. Consensus is that homeowners should remove weeds growing in Heather or Waterford outside their homes.

Discussed installing a camera to monitor trucks coming into Webbs Landing in order to provide information about what vehicles are using our roads and to take constructive action to prevent unauthorized ones from doing so.

45 MPH speed limit on Webbs Landing Road was discussed and board will contact DelDot.

## **8. COMMUNITY DOCK**

The board encouraged residents to use it for recreational purposes and will plan to have it power washed each year in early spring.

Board will look into having a new sign regarding pier rules installed to replace the smaller, harder to read sign that is there now.

Discussed options to keep outsiders from using it including a gate if it becomes too bad.

## **9. COMMUNITY ACTIVITIES**

The board is looking for volunteers to check for maintenance and cleanup of the pier and community sign. All residents are encouraged to clean up if they have the initiative. If interested, please contact the HOA.

Street lights are free repair so please contact the board if you have any problem regarding a street light on Heather or Waterford. Please provide the number located on the pole.

The board mentioned having a block party. Residents in attendance favored having one. The board will notify residents when it would occur, what street (Heather or Waterford – probably Waterford for shade) and that anyone wishing to drive in or out of the community during the block party would need to park their car on Webbs Landing Road. Barricades would need to be setup to prevent vehicles from coming down the street during the party.

The board will plan to have a community yard sale every fall and the HOA will take care of advertising and promoting it to attract people to attend.

Residents are encouraged to host any games or activities at their discretion.

## 10. BOARD POSITIONS

Since there were no candidates for this year's board of elections, the current board members with the exception of Joyce Fennell agreed to remain on the board - Jane Cluesman (President), Roy Fennell (Treasurer) and Bob Stine (Secretary).

Val Bogaert offered to serve as Vice President. We all welcome Val and are sure she will do a great job!

## 11. OTHER BUSINESS

Residents still wish to maintain a community directory of residents' names and their contact information. However, residents would need to authorize the release of their information to be published in the directory.

The board will work on collecting contact information from those that would like to be listed in the community directory.

Residents interested in public gas and sewer due to the proximity of the new developments are welcome to call the utilities at their discretion and inquire about them. However, any information obtained should be shared with the HOA.

The HOA has a contractor for snow removal who will also do private driveways at the owner's expense. The HOA will post the snow removal contractors information on the Webbs Landing website at [www.webbslanding.org](http://www.webbslanding.org).

## 12. MEETING ADJOURNED

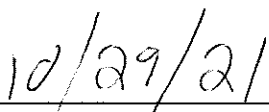
Since there were no more topics for discussion brought up by anyone the meeting was adjourned at approximately 12:00pm.

These minutes were approved by the Webbs Landing Board of Directors.



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Bob Stine, WLHA Secretary



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Date

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**FINANCIAL REPORT - WLHA - 1 JULY 2019 - 30 JUNE 2020 - CHECKING**

<u>MONTH</u>	<u>DEPOSIT</u>	<u>EXPENSE</u>	<u>REASON</u>	<u>BB</u>	<u>EB</u>
7/1/2019 - 7/30/2019	\$ 1,500.00		Deposit (7/12, 7/29)	\$8,420.70	\$9,862.77
		\$57.93	DEC ( AW)		
8/1/2019 - 8/31/2019	\$2,400.00		Deposit (8/5, 8/28)	\$9,862.77	\$5,204.84
		\$57.93	DEC ( AW)		
		\$7,000.00	TRANSFER TO SAVINGS #564(8/28)		
9/1/2019 - 9/30/2019	\$600.00		Deposit	\$5,204.84	\$3,683.40
		\$23.51	SUSSEX COUNTY - PROPERTY TAXES #565(8/29)		
		\$40.00	TAMARACK ENTERPRISES - #563 (8/27)		
		\$2,000.00	TRANSFER TO SAVINGS #566 (9/23)		
		\$57.93	DEC (AW)		
10/1/2019 - 10/31/2019		\$57.93	DEC (AW)	\$3,683.40	\$3,625.47
11/1/2019 - 11/30/2019		\$55.50	Bob Stine - WLHA admin supplies #568 (11/20)	\$3,625.47	\$3,437.04
		\$75.00	Mail Stop - P.O. Box for 1 year #569 (11/1)		
		\$57.93	DEC (AW)		
12/1/2019 - 12/31/2019		\$57.93	DEC (AW)	\$3,437.04	\$3,341.62
		\$23.00	Judy Briz - yard sale #567 (12/16)		
		\$14.49	Deluxe Ck Chg/Acc		
1/1/2020 - 1/31/2020		\$1,373.00	L&W Ins Agency - liability cvg #570 (1/4/20)	\$3,341.62	\$1,964.21
		\$4.41	DEC (AW)		
2/1/2020 - 2/28/2020		\$57.93	DEC (AW)	\$1,964.21	\$1,894.28
		\$12.00	Bank Svc Chg		
3/1/2020-3/31/2020		\$57.93	DEC (AW)	\$1,894.28	\$1,735.97
		\$88.38	Harvard Bus Svc		
		\$12.00	Bank Svc Chg		
4/1/2020-4/30/2020		\$57.93	DEC (AW)	\$1,735.97	\$1,666.04
		\$12.00	Bank Svc Chg		
5/1/2020-5/31/2020	\$6,900.00		Deposit (5/27) + Dep (Br Tele Trf/Dep)	\$1,666.04	\$4,996.11
		\$3,500.00	RC Paving - road work #571 (5/27)		
		\$12.00	Bank Svc Chg		
		\$57.93	DEC (AW)		
6/1/2020-6/30/2020	\$3,900.00		Deposit (6/20,6/11,6/5,6/2/20)	\$4,996.11	\$8,838.18
		\$57.93	DEC (AW)		

**FINANCIAL REPORT - WLHA - 1 JULY 2019 - 30 JUNE 2020 - SAVINGS**

<b><u>MONTH</u></b>	<b><u>DEPOSIT</u></b>	<b><u>WITHDRAW</u></b>	<b><u>REASON</u></b>	<b><u>END BAL</u></b>
7/1/2019 - 7/30/2019	\$73,369.18		OPENING BALANCE	\$ 73,375.41
	\$6.23		INTEREST	
8/1/2019 - 8/31/2019	\$7,000.00		FROM CHECKING	\$ 80,381.72
	\$6.31		INTEREST	
9/1/2019 - 9/30/2019	\$2,000.00		FROM CHECKING	\$ 82,388.35
	\$6.63		INTEREST	
10/1/2019 - 10/31/2019	\$7.00		INTEREST	\$ 82,395.35
11/1/2019 - 11/30/2019	\$6.77		INTEREST	\$ 82,402.12
12/1/2019 - 12/31/2019	\$7.00		INTEREST	\$ 82,409.12
1/1/2020 - 1/31/2020	\$7.00		INTEREST	\$ 82,416.12
2/1/2020 - 2/28/2020	\$6.55		INTEREST	\$ 82,422.67
3/1/2020-3/31/2020	\$6.55		INTEREST	\$ 82,429.22
4/1/2020-4/30/2020	\$6.55		INTEREST	\$ 82,436.22
5/1/2020-5/31/2020	\$5.54	\$4,500.00	INTEREST & BR TELE TRF/WD	\$ 77,940.04
6/1/2020-6/30/2020	\$5.13	\$1.00	INTEREST & SVC CHG FOR ACCT	\$77,944.17

**FINANCIAL REPORT - WLHA - 1 JULY 2020 - 30 JUNE 2021- CHECKING**

<u>MONTH</u>		<u>DEPOSIT</u>	<u>EXPENSE</u>	<u>REASON</u>	<u>BB</u>	<u>EB</u>
7/1/2020	7/29/2020	\$900.00	\$57.22	DEC (A/W)	\$8,838.18	\$9,680.96
7/30/2020	8/28/2020	\$300.00	\$57.22	DEC (A/W)	\$9,680.96	\$9,923.74
8/29/2020	9/29/2020	\$600.00	\$92.00	USPS (PO BOX)	\$9,923.74	\$10,334.52
			\$16.00	DOLLAR TREE		
			\$57.22	DEC (A/W)		
9/30/2020	10/29/2020	\$600.00	\$11.00	WEIS MKT	\$10,334.52	\$11,166.30
		\$300.00	\$57.22	DEC (A/W)		
10/30/2020	11/27/2020	\$900.00	\$40.00	ATM W/D - CASH REIMBURSEMENT - STAPLES EXPENDITURE	\$11,166.30	\$12,269.08
		\$300.00				
11/28/2020	12/29/2020	\$300.00	\$800.00	CK # 0573 - RC PAVING - SINK HOLE REPAIR	\$12,269.08	\$11,637.92
				CK # 0574 - MARK BROWN - DEBRIS REMOVAL		
				CK # 0575 - SUSSEX CTY PROP TAXES ON WLHA PROP		
12/30/2020	1/29/2021	\$0.00	\$44.00	HARVARD BUS SYS - REVIEWING THIS ALLEGED PURCHASE	\$11,637.92	#11,593.92
1/30/2021	2/26/2021	\$300.00	\$49.82	DEC (A/W)	\$11,593.92	\$11,844.10
2/27/2021	3/29/2021	\$0.00	\$1,373.00	CK # 0577 - L&S INS - WLHA LIABILTIY INS TO 12/27/2021	\$11,844.10	\$10,413.88
			\$57.22	DEC (A/W)		
3/30/2021	4/29/2021	\$0.00	\$279.63	SIGN A RAMA - PRIVATE PROPERTY ROAD SIGNS	\$10,413.88	\$10,037.05
			\$39.98	STAPLES PURCHASE		
			\$57.22	DEC (A/W)		
4/30/2021	5/28/2021	\$1,800.00	\$56.35	DEC (A/W)	\$10,037.05	\$12,980.70
		\$1,200.00				
5/29/2021	6/30/2021	\$400.00	\$56.35	DEC (A/W)	\$12,980.70	\$15,424.35
		\$900.00				
		\$200.00				
		\$1,000.00				

**FINANCIAL REPORT - WLHA - 1 JULY 2021 TO 30 JUNE 2022 - CHECKING**

<u>MONTH</u>	<u>DEPOSIT</u>	<u>WITHDRAWL</u>	<u>REASON</u>	<u>BB</u>	<u>EB</u>
7/1/2021 7/31/2021	\$800.00		OPENING BAL	\$15,424.35	\$6,218.00
	\$200.00	\$350.00	HUDSON JONES JAYWORK ATTYS AT LAW - BY-LAW REVIEW AT LAW - BY LAW REVIEW		
	\$200.00	\$56.35	DEC (A/W)		
		\$10,000.00	TRF TO SAV		
8/2/2021 8/31/2021			DEC (A/W)		
			DEC (A/W)		
9/1/2021 9/30/2021			DEC (A/W)		
		\$118.00	P.O.BOX RENT		
		\$23.58	SUSSEX CTY (PROP TAX)		
		\$16.00	\$ TREE -YARD SALE ITEMS		
10/1/2021 10/31/2021			DEC (A/W)		
11/1/2021 11/30/2021			DEC (A/W)		
12/1/2021 12/31/2021			DEC (A/W)		
1/1/2022 1/31/2022			DEC (A/W)		
2/1/2022 2/28/2022			DEC (A/W)		
3/1/2022 3/31/2022			DEC (A/W)		
4/1/2022 4/30/2022			DEC (A/W)		
5/1/2022 5/31/2022			DEC (A/W)		
6/1/2022 6/30/2022			DEC (A/W)		

**FINANCIAL REPORT - WLHA - 1 JULY 2020 TO 30 JUNE 2021 - SAVINGS**

<b><u>MONTH</u></b>	<b><u>DEPOSIT</u></b>	<b><u>WITHDRAW</u></b>	<b><u>REASON</u></b>	<b><u>END BAL</u></b>
7/1/2020 7/31/2020	\$77,944.17		OPENING BALANCE	\$77,948.89
	\$4.72		INTEREST	
8/1/2020 8/31/2020	\$3.31		INTEREST	\$77,952.20
9/1/2020 9/30/2020	\$3.20		INTEREST	\$77,955.40
10/1/2020 10/31/2020	\$3.20		INTEREST	\$77,955.40
11/1/2020 11/30/2020	\$3.21		INTEREST	\$77,961.92
12/1/2020 12/31/2020	\$3.31		INTEREST	\$77,965.23
1/1/2021 1/31/2021	\$2.24		INTEREST	\$77,967.47
2/1/2021 2/28/2021	\$1.79		INTEREST	\$77,969.26
3/1/2021 3/31/2021	\$1.99		INTEREST	\$77,971.25
4/1/2021 4/30/2021	\$1.92		INTEREST	\$77,973.17
5/1/2021 5/31/2021	\$1.99		INTEREST	\$77,975.16
6/1/2021 6/30/2021	\$1.77		INTEREST	\$77,976.93



**FINANCIAL REPORT - WLHA - 1 JULY 2021 TO 30 JUNE 2022 - SAVINGS**

<b><u>MONTH</u></b>	<b><u>DEPOSIT</u></b>	<b><u>WITHDRAWL</u></b>	<b><u>REASON</u></b>	<b><u>END BAL</u></b>
7/1/2021 7/31/2021	\$10,001.36		INTEREST & TRF FROM CKG	\$87,978.29
8/2/2021 8/31/2021	\$1.50		INTEREST	\$87,979.79
9/1/2021 9/30/2021			INTEREST	
10/1/2021 10/31/2021			INTEREST	
11/1/2021 11/30/2021			INTEREST	
12/1/2021 12/31/2021			INTEREST	
1/1/2022 1/31/2022			INTEREST	
2/1/2022 2/28/2022			INTEREST	
3/1/2022 3/31/2022			INTEREST	
4/1/2022 4/30/2022			INTEREST	
5/1/2022 5/31/2022			INTEREST	
6/1/2022 6/30/2022			INTEREST	