

## **BAYTOWNE WEST HOMEOWNERS ASSOCIATION**

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### **2025 AUGUST BOARD MEETING - August 26, 2025**

**Held at Pool at 6:30 PM**

**Tom Hamilton, President**

**Skip VanKleek, Vice President**

**Dave Swoboda, Treasurer**

**Susan Werner, Secretary**

#### **1) CALL TO ORDER - Tom Hamilton**

> Tom called the meeting to order at 6:30 PM.

#### **2) MONTHLY BUSINESS REPORTS**

> July Meeting Minutes - Susan

- Skip motioned to accept, Dave seconded , all in favor and approved.

> Financials - Dave

- As of August 26, the Operating Account balance is **\$43,147.00** and the Reserves balance is **\$349,363.00**. Interest earned on Reserves year-to-date is **\$5,077.00**.

- At the end of July, we are running about 7% under budget primarily because we haven't needed to run the irrigation system due to the amount of rain we've been getting. This saves on electricity because we're not running the pump nightly. We do not have a contract for monthly service to the system so we're showing a surplus for the irrigation budget.

- We are running a little over budget for legal fees due to the ongoing case against a homeowner for failure to provide proof of insurance.

> Insurance - Skip

- As of August 26th, we only have one homeowner who has failed to provide proof of insurance other than the aforementioned. The homeowner has been sent two notices. A final notice will go out at the end of the month and then be referred to the Fining Committee. We are 99% compliant.

> Irrigation - Tom/Dave

- We are currently completing Phase 2 of the rewiring of the B Controller side of the property. Phase 1 removed all battery timers north west of Wickford St. along Brighton Ct and Marshall. The cost for this was **\$5595.00**. Phase 2 removed all battery timers and rewired the north east side of the property east of Wickford St. from Marshall to Wickford Street East. Two zones were located that had not been previously. This work now allows for control of all zones on the B side from the controller in the pump room. The cost for Phase 2 is **\$10,795.00**. Both phases were paid from Reserves as they are infrastructure work not budgeted for under the operating budget.
- Tom & Dave will meet with Mark Sheets Irrigation to discuss a contract for monthly service going forward. At this point communication has been good as they show up when scheduled and review the work with us before final invoicing.

> Architectural Control Committee - Glenn was not present.

### 3. NEW BUSINESS

> Association Insurance - Dave

- Our insurance broker found Property Insurance with Lloyds of London for close to the same cost as last year's policy [as mentioned at the June meeting, our previous carrier dropped us] for **\$3143.50**. Our Liability Insurance with Auto-Owners had a sizable increase this year, the first in numerous years. Auto-Owners is a great company the Association has been with for a long time so we opted to not shop the liability insurance of **\$3156.25**. The Surety Bond is **\$391.00**. The total insurance costs for 2025-'26 are **\$6690.75** against a budget of **\$6600.00**.

### 4. OLD BUSINESS

> Update on Enumerate Financials relationship - Dave

- As of August 1st, Enumerate Financials is now the back office accounting partner for our community. Homeowners sometimes might receive emails from [goenumerate.com](http://goenumerate.com). They offer homeowners the ability to create an

account for their unit where they can check on the status of fees paid, fees owed, etc. However, information in individual accounts will not be accurately updated for a few weeks as the onboarding process to the new system is ongoing.

>Cable Contract update - Dave

- Dave contacted Spectrum to get an update on what channels and apps are now available to residents under our bulk cable contract. In addition to the TV Select Channels, we have the Entertainment View and the Sports Package. We now have the ability to stream the following apps:

- ~ Disney +
- ~ HBO Max Basic w/ ads
- ~ Paramount +
- ~ AMC+ w/ ads
- ~ Peacock Premium w/ ads
- ~ FOX One
- ~ ESPN Unlimited

The Spectrum site shows a package containing this line-up would retail for **\$145.00/month**; our cost per household under our bulk contract is **\$30.81/month** which is included in the monthly HOA fee.

## **5. CALL FOR COMMUNITY COMMENT**

- The Board thanked Richie Ingram for staining the retaining walls around the trees and mailboxes on Kittery Court.
- A homeowner asked about the red flags in front of the homes on Wickford Street. The board said it had not been contacted as to who requested the utility identifying. UPDATE: Duke is replacing the underground cable from the box on the corner of Wickford St. and Wickford St. East to the box at the corner of Wickford St. and Penzance Court.
- A homeowner asked about trimming the oleander trees along the central sidewalk. Our current lawn service does not do that. The Board will have to look into a tree company to do the trimming.

## **6. ADJOURNMENT**

- Tom called for adjournment at 7:02 PM. Skip motioned, Dave seconded, all in favor and approved.



