

Executive Board Meeting Minutes – Watson Run HOA

Date/Time: April 22, 2021 at 10:30AM via Zoom

Members:

- Fran Cannon
- Rob Peters
- Dan Sweeney
- Vicki Michuck
- Bill Watkins

Meeting Minutes

Call to Order: Fran Cannon called the meeting to order at 10:30AM.

Approval of Meeting Minutes: The executive board reviewed and unanimously approved March 2021 executive board meeting minutes.

Item 1: Old Business/Committee Reports & Updates

A. Vendor Updates

- Kipcon – Joe Tible reported, “There were issues observed with Phase 3 that will be addressed in the report, such as issues with the asphalt path, the drainage, and some street/sidewalk issues. I will be working on the report and will keep you updated. I’m aiming to have a copy for your review the first couple weeks in May at the latest.”
- Survey of western boundary – WCPAM is working with original surveyor to obtain reports.
- Comcast – WCPAM provided the board with a Comcast cable update. The board will investigate alternative cable/internet providers.
- Leacock Township – WCPAM noted that no information has been provided concerning water bills from the township system and both homeowners are seeking variances from the township due to their encroachments onto WR’s western boundary.
- Trash hauler – The executive board unanimously approved contracting with Good’s Waste Disposal at the end of the current trash contract with the incumbent hauler.
- Dieboldt Landscaping – Fran noted that she contacted Dieboldt regarding the sprinkler system assessment.
- Dussinger’s Stoves – Fran is scheduling the clubhouse fireplace inspections with Dussinger’s Stoves.

B. ARC update

- New ARC submissions for April 2021 = 5 (#5-2021, #6-2021, #7-2021, #8-2021, #9-2021 – all for landscaping projects)
- Total ARC requests approved for April 2021 = 5
- Total ARC requests approved YTD = 9

C. Helping Hands update – Fran provided a brief Helping Hands update to review completed and upcoming projects.

D. Berks update & Transition planning – Tabled to May 2021 meeting.

E. Next steps with Myron – WCPAM and Rob Peters will be working with Myron on several items and will report back to the board concerning Myron’s position regarding the contractual language requirements set forth by the executive board. Fran Cannon will email proposed language to WCPAM.

F. Community inspections – WCPAM will complete by May 2021 meeting.

G. Drainage swales/basins – The board reviewed resident questions and complaints (behind Springhouse Lane, between Creekside & Plum Tree, Wildflower Court). The board continues to send all complaints/questions to Berks Homes and Abel Construction.

H. Curb stops – report provided with meeting minutes.

I. Review/modify COVID restrictions for clubhouse & pool use – table to May 2021 meeting.

J. Rules & By-Laws – Dan will forward the original Word docs to Woo Cat ASAP w/cc to Fran

- review current docs for spelling, punctuation, grammar & formatting inconsistencies.
- recommend review and clarification of the following rules: Rule 11 (Snow Removal), 18A (Landscaping), 20E (Garden Ornamentation – Flags), 26B (Flag Poles – types of flags)

Item 2: New Business

A. Plans for community meeting & election – WCPAM and the board reviewed the plans for the community meeting. WCPAM will complete a power-point so it is easier for homeowners to follow along.

B. Visibility of house numbers & safety issues – tabled to May 2021 meeting.

C. Dooley Pyne Service Issues & Feedback -

“Yes, we did have a supervisor onsite, but we also have several new crew members.

There will be a slight learning curve, but we have a plan in place for next week’s service.

We will have multiple supervisors onsite to help setup a plan of attack and review the areas that we DO NOT service (like the basin floors).

The mower was retrieved, and the turf will be repaired. It was not a small feat, considering multiple residents decided to film the retrieval even though we asked them to stand back at a safe distance and to please stop videoing the crew members.

We will get back on track next week. I apologize for the multiple issues. We WILL have these corrected.

Thank you, Bill Tiefenthaler”

Item 3: Financials – the board unanimously approved the March 2021 financials.

Ending Balances as of 03/31/2021: (c) \$166,814.56 and (s) \$226,709.18

Adjournment – 12:03PM

Curb stops – Inspection completed 4/18/21

Sweet Birch Lane:

- #4, #6, #11 need backfilled and seeded
- #2, #9, #12 need lowered

Greystone Lane:

- #1 – needs backfilled and seeded
- #16 - needs lowered
- Curb stop could not be located at #13

Plum Tree:

- #5 located in driveway “apron” (in concrete); #7 partially buried

Wickerberry Place:

- #4 could not be located (may be buried in yard)
- #8, #10, Common area northeast corner of Wickerberry & Pleasant need lowered

Boxwood Lane:

- #4, #10 Curb stops could not be located; #8 cap is partially covered/buried
- #9 cap broken off during mowing Fall 2020

Creekside Court:

- #7 – partially buried in curb area of grass

Old Ivy:

- #6 – needs lowered
- #8 – cannot locate curb stop (recheck after grass is cut?)

Wildflower:

- #3, #7, #15, and Main water shut off next to walking path need backfilled and seeded
- #4, #10, #14 need lowered
- #17 – Bolt threads for lid are broken out of pipe; pipe & cap need repaired or replaced?

Springhouse Lane:

- #61, #63 need lowered
- Two (2) main water shutoffs on common area at northeast corner of Springhouse & Plum need lowered

Pleasant Road:

- #14, #15, #17, #19 need lowered
- #10, #23, #29 need backfilled and seeded
- #13 could not be located

Summary

Total curb stops/main shut offs needing to be lowered = 19

Total curb stops needing backfilled & seeded = 11

Total curb stops not located = 6

Total curb stops partially buried or inaccessible = 3

Curb stops in need of repairs = 2