

Executive Board Meeting Minutes– Watson Run HOA

Date/Time: August 17, 2021, at 9:00AM at the Clubhouse

Members:

- Dan Sweeney
- Rob Peters
- Vicki Michuck
- Eugene Kieffer
- Rich Friel

Meeting Minutes

Call to Order: Dan Sweeney called the meeting to order at 9:00AM.

Approval of Meeting Minutes: The Executive Board unanimously approved the July 30, 2021, meeting minutes.

Item 1: Old Business/Committee Reports & Updates

A. Vendor/Contractor/Committee Updates

1. Berks – WCPAM scheduled a transition meeting with the EB and Berks for August 17th at 10:30AM. The transition meeting will directly follow the EB meeting. EB will review the meeting checklist.
- B. Helping Hands Committee Update – Gene provided a brief update and noted he would keep the Executive Board updated regarding future projects.
- C. Status of ARC Violations: WCPAM will work with homeowners to correct ARC violations.
- D. Status of encroachment and other issues on western boundary – One property owner has signed, waiting on the 2nd property owner to sign. It is important to note that the area(s) in question have various ownership interests and different maps show contradictory ownership information. To be good neighbors and avoid costly litigation, the developer, the Association, and the two homeowners drafted a set of terms that each has agreed to adhere.
- E. By-laws and CAP Con “Update” - The EB held a special meeting to discuss potential Bylaw updates. The community will be notified of any proposed changes or additions to the Bylaws and the community will have to vote to approve (over 50% of all homeowners) the Bylaw changes or additions before they are made. WCPAM had this reviewed with legal and the Executive Board decided to put out a non-binding survey to the community to gauge the community’s interest in changing the governing documents. If most of the community notes on the survey that they are agreeable to changing the governing documents, the Executive Board will follow the prescribed process to allow the community to formally vote on all changes at the Association’s 2022 budget meeting.
- F. Water Bills – Township will begin billing the Association for water in September 2021.

Item 2: New Business

1. The Executive Board held a meeting with interested community members to discuss the following homeowner submitted concerns:
 - a. Some homeowners noted that their sidewalks may have been damaged by the snow vendor. WCPAM is having the snow vendor assess and requesting them to repair. However, please note that snow vendors cannot be responsible for sidewalk damage caused by salt.
 - b. Dirty Streetlights – getting cleaned in September 2021.
2. The Executive Board discussed an issue with a homeowner. WCPAM will follow-up with the homeowner.
3. Dog Leash Language Update – The Executive Board clarified the dog leash provision in the governing documents and noted that dog owners may extend leashes beyond 6 feet only if other homeowners and their pets are not within their perimeter.

Item 3: Financials – The Executive Board unanimously approved the July 2021 financial reports.

Adjournment - The meeting adjourned at 10:30AM for their meeting with Berks.