



ESQUIRE

Watson Run
Board Meeting Minutes
December 17, 2018
6:00 PM

Attendees:

Board: Joe Gonshor, Cindy Kady, Don Orner, Dan Sweeney, Dave
Schultze EAM: W. Ryan Neumyer Excused:

1. 6:00 PM Call to Order
2. Approval of October 15, 2018, Executive Board meeting minutes — The minutes were approved as revised.
3. Approval of November 19, 2018 Community Meeting Minutes — The minutes were approved as submitted.

Reports

4. Management report (Ryan)
 - a. November 2018 financials — A question was asked about the reserve contribution each Resident makes at the time a home is purchased. It was indicated that these funds are being deposited into the Association's reserve account, the balance of which is comprised of cash in the money market account and three CD's current on deposit at Alliance Association Bank. The Board also voted in favor of canceling the CD's and transferring the money to a different financial institution under the management of Woo-Cat.
5. Committee Reports — It was discussed that when the flag is lowered in the Community, questions arise as to why. It was agreed that if the flag is lowered, the Maintenance Committee will report to the Board President the reason.

Old Business.

New Business

6. Locksmith repair of front door lock — It was agreed that a locksmith will be called to repair/replace the front door lock so that it operates as intended.
7. Follow-up from public meeting/resident questions
 - a. Residents asked when Holly Road would be open? The Road is open now.

- b. Board Member Votes made public — The Board discussed the procedure for documenting board votes.
 - c. Water on the Walking Trail — this issue is being addressed by Berks Homes.
 - d. Clubhouse Cleaning — with all the usage of the Clubhouse, it was necessary to increase the frequency of the carpet cleaning.
 - e. Transition punch list this list will be reviewed with both Berks and the Township when ready.
 - f. Catch basin is filled with mud — a drainage hole was dug in the basin which seems to have addressed the issue for now.
 - g. 2019 Budget was based on 170 homes.
 - h. Grass area in round-about on Pleasant — Berks will be asked whether this area could be paved rather than the grass remaining.
 - i. Household HVAC system replacement this is not an Association issue.
 - j. Gas Pressure Valves — there appears to be a problem with the valves that were installed in all homes in phase I and II, but Amerigas does not have the funds to replace all of them at this time. Residents were encouraged to pursue this issue on their own since these valves are not an Association issue to address.
 - k. Portal — the portal will be changing to Woo-Cat's portal.
8. Middle Creek payment and clean-up discussion — The Board voted unanimously not to pay Middle Creek for the final mowing of the season. The fall clean-up invoice will be paid. No further fall clean-up will be done. EAM informed the Board that the matter will likely be referred to a collection agency as a result of the non-payment. The executive board notified the Association's attorney because the executive board feels the lawsuit is frivolous.
 9. Arborist and garden tree list There is a list forming for additional tree trimming that will be done over the winter.
 10. Amenities Phase 3/survey — There was discussion about collecting funds from the developer to allow the Association to install the amenities rather than having them installed by the developer. This item warrants additional discussion, and the comments received from the Community are being reviewed and considered in detail.
 11. Combination lock for office door — The new combination has been installed on the office door and a sign will be installed on the door that if access is needed in the office they may contact the Board.
 12. Phone location — The phone will be installed to the left of the office window.
 13. Monitoring bills to be paid by new management company after the executive board's experience with Esquire Management.
 14. Management turnover — there was no discussion under this item other than confirming the address where the Leacock Paving payment was sent. Esquire Management refused to meet with the executive board and with Woo-Cat Management.
 15. Open Discussion — It was believed that the coupon books will be reprinted to correct certain items listed thereon.
 16. Adjournment There being nothing further to discuss, the meeting was adjourned at 7:20PM.