

Board Meeting Minutes – Watson Run HOA  
Date/Time: Monday, July 15, 2019 4:00PM  
Location: Watson Run Clubhouse

Board Members:

- Cindy Kady
- Dave Schultze
- Dan Sweeney
- Don Orner
- Joe Gonshor

Meeting Minutes

Call to Order: Cindy Kady called the meeting to order at 4PM.

Approval of Meeting Minutes: The board reviewed and approved the June 17, 2019 meeting minutes.

Item 1: Old Business/Committee Reports & Updates

- A. Architectural Committee Updates (Dan Sweeney) – no updates outside of the emailed approvals.

Item 2: Financials

- A. The board reviewed and unanimously approved the June 2019 financial packet.  
7/15/2019- Balances: Checking Amount - \$124,083.46 Savings - \$171,247.64

Item 3: New Business

- A. Berks Update (Cindy Kady) – Cindy Kady will email updates directly to the community.
- B. Inspection Results –
  - A. Springhouse Lane - Trim Bushes on side
  - B. Plumtree Place - Exceeds maximum number of garden ornaments allowed.  
Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
  - C. Plumtree Place - Exceeds maximum number of garden ornaments allowed.  
Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
  - D. Creekside Court - Exceeds maximum number of garden ornaments allowed.  
Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments,

bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).

- E. Boxwood Lane - Garage lamp is covering house number. Lower house number.
- F. Boxwood Court - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
- G. Old Ivy Lane - Remove trash can from front of property.
- H. Wildflower Court - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
- I. Wildflower Court - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
- J. Wildflower Court - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
- K. Wildflower Court - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
- L. Greystone Lane - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
- M. Greystone Lane - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging

baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).

- N. Sweet Birch Lane - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
- O. Sweet Birch Lane - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
- P. Sweet Birch Lane - Trim bushes on side.
- Q. Pleasant Road - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
- R. Pleasant Road - Remove or replace dead growth in garden.
- S. Pleasant Road - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
- T. Only 2 plants allowed bordering garage doors.
- U. Pleasant Road - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
- V. Pleasant Road - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).
- W. Pleasant Road - Exceeds maximum number of garden ornaments allowed. Maximum of 4 garden ornaments are permitted in the front garden of the property (Including, but not limited to, exterior statues or sculptures, garden ornaments, bird baths, bird houses, fountains, bird feeders, planters/flower pots, hanging

baskets, benches, garden flags, shepherd's crooks/plant poles, wind chimes, decorative rain gauges, and trellises).

- C.** pleasant - plantings
- D.** Update on connecting to the village water system - Cindy Kady will email updates directly to the community.
- E.** Update on changing curbing in Phases 1 & 2, to comply with ADA regulations - Cindy Kady will email updates directly to the community.
- F.** Update on paving the streets in WR - Cindy Kady will email updates directly to the community.
- G.** Update on repairs to storm water management basins - Cindy Kady will email updates directly to the community.

Item 4: Adjournment – The meeting adjourned at 5:54PM