

Board Meeting Minutes – Watson Run HOA

Date/Time: Monday, June 15, 2020 at 1PM

Location: Zoom Meeting

Board Members:

- Fran Cannon
- Dave Schultze
- Dan Sweeney
- Don Orner - absent
- Rob Peters

Meeting Minutes

Call to Order: Fran Cannon called the meeting to order at 1:00PM.

Approval of Meeting Minutes: The executive board unanimously approved the May 2020 meeting minute(s) via email.

Item 1: Old Business/Committee Reports & Updates

- A. Community Meeting Updates – The executive board discussed the format and time for the upcoming meeting. Information will be sent to homeowners.
- B. Clubhouse cleaning schedule – The executive board agreed to clean the clubhouse twice a month once the clubhouse goes back to active use.
- C. Update on flooring adjustments/repairs – WCPAM will schedule the flooring guy in tandem with the clubhouse cleaner.
- D. Follow up on painted porches/walkways – WCPAM will ask affected homeowners how they feel about the warranty work completed by Berks.
- E. Feedback on Berks update and next steps – The executive board will continue to discuss next steps concerning multiple issues.
- F. Next steps for the transition team – The executive board will direct the transition committee as necessary.
- G. Watson Run property markers – There is a possible need for additional surveying to address concerns along the western boundary. WCPAM will ask Berks to re-mark.
- H. Status of agreements with Myron for clubhouse driveway access, electrical costs, issues with maintenance of the areas that are part of the Easement for the Garden of Hope – Fran and Dave will come up with agreement language that will then be reviewed by Watson Run’s attorney.
- I. Preliminary plans for re-opening the clubhouse, fitness center, etc. – The executive board will continue to follow state and CDC guidance.
- J. Community maintenance needs – The executive board is discussing options if we can’t get volunteer commitments.

Item 2: Financials

- A. The executive board unanimously approved the May 31, 2020 financial packet.
- B. May 31, 2020 ending balances:
 - Checking - \$167,605.35
 - Savings - \$197,280.30

Item 3: New Business

- A. Discussion of possible rule changes re: resident street parking & mulch requirements – The executive board discussed the need for further rule revisions and additions. Dan will email a draft to the executive board.
- B. Discussion of resident request for in-ground sprinkler system – The executive board decided against the use of in-ground sprinkler systems due to all homeowners being collectively responsible for water bills.
- C. Update on new guidelines for clubhouse use by community groups and private events – The executive board discussed new procedures.
- D. Community Inspection – WCPAM will begin inspecting the community the first week of July.

Item 4: Adjournment – The meeting adjourned at 2:55PM.