

## **Executive Board Meeting Minutes – Watson Run HOA**

Date/Time: Monday, March 22, 2021 at 1PM 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 1PM.

**Approval of Meeting Minutes:** The executive board unanimously approved the February 26, 2021 executive board meeting minutes.

#### **Item 1: Old Business/Committee Reports & Updates**

- A. ARC Update – provided with the board packet.
- B. Fran Cannon updated the board regarding the Helping Hands spring projects: painting pool furniture; front entrance renovation; mailboxes; “No trespassing” signs; power washing posts/signs on walking path.
- C. Vendor updates – Comcast will fix clubhouse TV issue during last week of March, Locksmith will change clubhouse locks on 3/23/21; Electrician (fireplaces in the community building operate differently. Fran obtained maintenance and service bids and the executive board approved up to \$250.00 for cleaning and an additional \$250.00 for any needed repairs.), Kipcon will conduct their final phase study on 3/30/21.
- D. Berks updates – No submitted updates.
- E. RP and AM will meet with Myron on Wed. March 24<sup>th</sup> at 7am and discuss the boards below proposal:
  - a Vendor Access – (estimate 90 weddings for 2021 wedding season). The executive board is favorable to \$2500.00 per year to use the access area, electric, and water. Myron will assume all liability for any damage his vendors cause Watson Run property.
  - b Garden of Hope – association currently pays electric and water.
  - c Streetlights – association pays for 5 of Myron’s streetlights.
- F. (Address Removed) – the executive board has directed WCPAM to implement the fine schedule since the homeowner continues to disregard the fire alarm monitoring compliance mandate for the association.
- G. Community Meeting –
  - Executive Board Meeting – Monday, April 19<sup>th</sup> at 10AM
  - Annual Meeting Date/Time – Wednesday, April 28<sup>th</sup> (the executive board will meet at 5:00PM and the annual meeting via Zoom will be at 6:30PM)
  - Election of two board members – all candidates will be asked to complete the candidate information sheet. Candidates must send their completed forms back to

WCPAM by April 14<sup>th</sup>. Homeowners may vote on their candidate choices beginning Monday, April 19<sup>th</sup> via the community website.

- Vote on amendments to declarations – the executive board unanimously approved the suggested changes to the cap reserve resale contribution & budget surplus language.
- H. WCPAM and Fran Cannon briefly reviewed western boundary updates. The surveyor needs Berks to agree to a survey since Berks is still the owner of record. WCPAM is working with the township to correct Western Boundary encroachments.

**Item 2: New Business**

- A. Aqua-Docs will open pool on April 19<sup>th</sup> to inspect and clean.
- B. Dooley-Pyne – the board discussed seasonal information packet; managing lists of residents opting out of services; liability letter; and decision about special project spending timeline.
- C. The board discussed issues with curb stops – functional repairs (Berks); lowering ones that stick up & liability for repairs if damaged by mowers. The board will discuss next steps at the April 2021 meeting.
  - A. The board discussed “cleaning up” the R&Rs and By-Laws - digital storage of new originals.
  - B. The board discussed the drainage swale between Creekside and Plum Tree. WCPAM will notify Berks & Abel to inspect and correct any issues.
  - C. The executive board unanimously voted to approve a sub-committee to review the landscaping.

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

**Ending Balances as of 02/28/2021: (c) \$180,585.84 and (s) \$226,189.94**

Adjournment – the meeting adjourned at 2:56PM

## Monthly ARC Summary Month 3/21

- Total 2021 Requests – 4
- New Requests Pending Review – 0
- Total Requests Approved – 4
- Total Requests not Requiring ARC Review – 0
- Total 2020 Project Completion Reviews Completed – 82 ○ Project Completion Reviews Pending – 9
  - Project Completion Reviews Awaiting 90 Day Period - 1
- Project Approved, but not started:
  - 61-2020 – 51 Pleasant - 61-2020 A. Request for railings to be installed on existing back patio. 61-2020 B. Request to install a paver block patio adjacent to existing patio. **Project on hold, still awaiting patio repairs by Berk's.**
- Requests under Review ○ 1-2021 – 14 Greystone Lane – This request was submitted on 2/8/2021 after notice a violation for installation of a satellite dish without approval of ARC/EB was performed. Satellite was installed on the roof in the front left side of the home which is violation of the ARC Rules and Regulations:
  - 12. Satellite/TV Digital Antenna (Subject to Executive Board approval via Architectural Review Request) Each homeowner may install and maintain his/her home satellite dishes or antennas for the receipt of radio or television broadcasts, subject to compliance with the following requirements:
    - B. The satellite dish or antenna may not be located in front of the plane created by the front of the home unless the installing corporation certifies on their corporate letterhead that it is the only location where a satisfactory signal can be received.
      - 1. The Satellite dish may be placed on the rear side of the home.
        - ✦ The request submitted addresses this issue and the plan is to relocate the satellite dish to the rear of the property on a buried post.
        - ✦ **Change was made and dish was moved to rear of property. Final Project Completion Review is still pending.**
- Total Request for 2021 ○ 4 requests have been submitted and approved this year
  - ✦ Installation of Satellite Dish – 1
  - ✦ Landscaping – 2
  - ✦ Additional to existing patio – 1
- New Member to the ARC Committee – James Prudhomme – welcome aboard.