

Executive Board Meeting Minutes – Watson Run HOA

Date/Time: May 17, 2021, at 1:00PM via Zoom

Members:

- Fran Cannon
- Rob Peters
- Vicki Michuck
- Eugene Kieffer
- Rich Friel

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 April 2021 executive board meeting minutes, and the April 2021 community meeting minutes were tabled for further review.

Item 1: Old Business/Committee Reports & Updates

K. Vendor/Contractor Updates

5. Berks – provided the below update on 5/14/2021: “Abel Construction will be inspecting the basins to verify basin seed germination and the swales which were part of the post construction stormwater management requirements on Wed 5/19/21. They will also inspect to see what is needed to address Mr. Hill’s concerns regarding the storm easement area along the side of his home.
A copy of a previous curb stop list provided to us by the Water Authority was sent to our lot contractor and home construction project manager on March 30, 2021. I will have an answer on the status from our contractor on Monday 5/17/2021. We will compare your list dated 4/18/21 vs the Water Authority’s revised list dated 4/22/21. The Water Authority said the HOA has a curb stop key that must be given to the Water Authority since the HOA is no longer responsible for the water system.”
6. KipCon report – Joe Tible wrote on 5/14/2021, “The report is just finishing internal review and should be ready for you the beginning of next week. Overall, Phase 3 generally conformed to the design plans with some issues I point out in the report. I’ll have the report sent over as soon as I can.”
7. Weber Surveying – WCPAM is working with Kevin Warner at Weber Surveying. WCPAM provided the executive board with a quote from Weber Surveying to complete an encroachment report for the Association.
8. Goods – WCPAM noted that Watson Run’s contract with Good’s Disposal commences on June 28, 2021. New trash cans and recycling bins will be delivered to homeowners on June 28, 2021. Trash pick-up will be on Mondays. ALL homeowners must have their trash cans and recycling bins from the old trash vendor on the curb on June 25th by 5:00AM so the old trash cans and recycling bins can be removed.
9. All homes are now hooked up to Yarnell’s fire alarm monitoring system.

10. Dooley Pyne – WCPAM will be bidding out Dooley Pyne’s contract given the issues the Association has been experiencing with Dooley Pyne’s performance.
11. Diebolt Landscaping completed all irrigation system repairs.
12. Kiser Plumbing completed the shut off valve for hose bib.
13. Dussinger’s Stoves completed the cleaning & repairs to the community building fireplaces.
- L. WCPAM completed the community inspection. Homeowners with violations will be contacted.
- M. Fran provided a brief Helping Hands committee update.
- N. Leacock Township Updates –
 Water billing – Email from townships, “DEP will be turning the water system over to the Authority on Sept 14th. We do not want the water and sewer bills to come due in the same month so the first water period will be Sept, Oct, and Nov. We will bill quarterly after that. The rate will be \$120.00 per quarter for up to 18000 gals. The HOA will be billed \$120 per residence.”
 Status of encroachment and other issues on western boundary – Lew Dukeman’s response to WCPAM’s questions: “Question #1 No, I am only required to post the property near the front of the lot and advertise in the local paper the prior two weeks before hearing. Question #2 The WR board may attend the meeting and voice their opinion when asked if anyone in the audience wishes to testify under oath on this application. The board will limit the number of people who can testify. Question #3 Yes, but if we are still under any kind of social distancing the number of people will be limited who can attend the meeting.”
- O. Update on Negotiations with Myron – WCPAM noted that Myron submitted additional questions and WCPAM will update the board at June’s board meeting.
- P. Follow up on Community Meeting – TABLED UNTIL JUNE MEETING
 Pool opening – Covid guidelines (should we revise them?) TABLED UNTIL JUNE MEETING
- Q. Questions about dumpsters and pods – 2 current residents have asked if permission is required for dumpsters; 1 owner making settlement in June is asking about having to have a pod delivered. TABLED UNTIL JUNE MEETING
- R. By-law’s “Update” TABLED UNTIL JUNE MEETING
- S. Rules & Regulations “Update” TABLED UNTIL JUNE MEETING
- T. Small group/committee guidelines for use of clubhouse TABLED UNTIL JUNE MEETING
- U. Transition Team – re-organization & next steps with Berks (CAI; legal assistance) TABLED UNTIL JUNE MEETING
- V. Visibility of house numbers & safety issues TABLED UNTIL JUNE MEETING

Item 2: New Business

- B. Executive Board Liaisons (ARC, Helping Hands, Landscaping) - TABLED UNTIL JUNE MEETING
- C. Bids for Tree Service – WCPAM will solicit tree companies to provide tree service bids.

Item 3: Financials – the board unanimously approved the April 2021 financial packet.

WCPAM will work with the board treasurer to format reports as the treasurer requests.
Ending Balances – CH - \$129,396.35 – S - \$241,727.90
Total April 2021 Deposits - \$4076.84 Total April 2021 Withdrawals- \$41,495.05

Adjournment – the meeting adjourned at 3:05PM