

Board Meeting Minutes – Watson Run HOA

Date/Time: December 4, 2020, 10AM

Location: Clubhouse & Zoom

Board Members:

- Fran Cannon
- Rob Peters
- Dan Sweeney
- Vicki Michuck
- Bill Watkins

Meeting Minutes

Fran Cannon called the meeting to order at 10:00AM.

1. Proposal for new alarm monitoring from Yarnell
 - a. Review proposal from Yarnell - Rob Peters made a motion to switch over current fire monitoring to Yarnell (fire monitoring was through Yarnell as contracted by Triple H – prior to Triple H selling their business to SS). Dan Sweeney 2nd the motion. All executive board members unanimously approved.
 - b. Discuss options & timeline – After performing further due diligence, the executive board will present facts and findings to the community pertaining to the options presented by Yarnell and other carriers, for fire alarm monitoring. Members of the Executive Board will work on rules and regulations for the fire alarm monitoring system to comply with township requirements.
 - c. Decide how to communicate with residents – The executive board is hopeful to be able to discuss fire alarm monitoring with the community as soon as the executive board performs final due diligence. WCPAM will draft a memo for the executive board's consideration.

2. Western boundary proposal
 - a. Review subcommittee recommendations – The executive board agrees with the subcommittee's recommendations.
 - b. Discuss professional surveying to properly mark the entire boundary – Berks noted in writing that they would provide all applicable documents to Watson Run.
 - c. Communicating with neighboring property owners – The executive board wants to make certain that all stakeholders understand property lines/boundaries so there are no misunderstandings moving forward. Communication strategy will be discussed at a future meeting.
 - d. Feedback/concerns raised by TC and board members – The executive board appreciated all input and gave all input just consideration.
 - e. Educating the community and seeking input from residents – Fran Cannon will draft a memo to the community to share with the board, prior to sending to all homeowners.
 - f. Working with township to address existing issues – WCPAM notified the executive board during the meeting that Frank Howe said the township notified all homeowners

with existing structural encroachments to remove their structures from Berks/Watson Run property. Berks will have to notify applicable neighbors about wood and debris encroachments.

The meeting adjourned at 11:10AM