

Board Meeting Minutes – Watson Run HOA
Date/Time: Monday, March 18, 2019 6:00PM
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 5:54PM.

Approval of Meeting Minutes: The board reviewed the February 27, 2019 board meeting minutes and unanimously approved.

Item 1: Old Business/Committee Reports & Updates

A. ARCH Request Approvals:

1. 3-2019 – 10 Wickerbery – Install new flower bed.
2. 4-2019 – 4 Wickerberry – Add railings and front storm door.
3. 5-2019 – 3 Plum Tree Place – Storm door.
4. 6-2019 – 2 Creekside – EZ shade/pergola.
5. 7-2019 – 4 Creekside – Edge garden with stone brick.
6. 8-2019 – 80 Pleasant – Storm door.

B. Addendum – March 2019 Maintenance Committee Report

*The board unanimously voted that all electrical work throughout the community must be done by a licensed electrician.

**The board unanimously voted to enter into a maintenance contract with Brubaker's for routine maintenance of various electrical and HVAC systems at the clubhouse.

***The board unanimously voted to have the following street lights serviced by a street light contractor: 4-6 Wildflower, 11 Plum Tree, 8 Plum Tree and 60-62 Pleasant Street (streetlight poles are not stable).

C. Transition Update – WCPAM noted that several charges and credits on homeowner accounts from Esquire Management need more documentation to support Esquire Management's financial reports.

D. Conflict of Interest Affidavit Update – The executive board agreed that at the start of every meeting, the executive board members and the management company will identify if any stakeholder has a conflict of interest pertaining to any agenda item.

E. Amenities Survey for Phase 3 – The executive board agreed to meet with Berks Homes on March 27, 2019 to discuss amenity additions as referenced on the final subdivision plan for the community. The executive board wishes to make note that they received a petition from concerned homeowners, noting their opposition to placement of community

games at the clubhouse. At no time, did the executive board determine the executive board would move community games to areas around the clubhouse. The executive board was simply weighing ideas and soliciting feedback. The executive board encourages homeowners to reach out to the executive board before miscommunication permeates throughout the community. The executive board is here to listen.

- F. Arborist & Bid Update – The executive board unanimously approved Dooley Pyne’s trimming proposal. WCPAM will notify affected homeowners before commencement of services.
- G. Water System Updates, Meetings, and Reports – WCPAM noted that they met with Leacock Township to discuss the water system and other pertinent topics. WCPAM sent a memo to Frank Howe, Chairman of the Leacock Township Board of Supervisors, and asked Mr. Howe to review the memo and provide comments. Both WCPAM’s memo and the township’s comments will be submitted to all Watson Run homeowners. WCPAM will get dates from Quality Water Resources for an executive board tour of the water plant.
- H. Middle Creek Court Action – WCPAM gave an update that Watson Run prevailed in court and the judge ruled in Watson Run’s favor.

Item 2: Financials

- A. The board reviewed the February 2019 financial packet and unanimously approved. The executive board’s treasurer received an accounting of all AR/AP for January and February 2019.
- B. Ending Balances as of 2/28/2019
 - Checking - \$117,046.04
 - Savings - \$161,697.23
 - Total - \$278,743.27

Item 3: New Business

- A. April 1 Homeowners’ Meeting – This is “Meet the Candidates” night where all candidates introduce themselves to attending homeowners. Per the governing documents, the nomination committee is supposed to nominate homeowners for the open executive board positions. The nominating committee has decided to suspend the prescribed procedure and allow any interested homeowner to run for the executive board.
- B. April 8 Homeowners’ Meeting - On March 26, 2019, WCPAM will email and mail out a detailed listing of all executive board candidates, with an absentee ballot for homeowners who are unable to attend the meeting and do not wish to have a proxy serve in their place.
- C. Pool Opening – The executive board asked WCPAM to contact Aqua-Docs and make certain the pool opens on Memorial Day weekend and the service agreement has Aqua-Docs servicing the pool 3x per week. WCPAM was also directed to find a contractor to clean the pool furniture.
- D. WCPAM was directed by the executive board to send an email to the community to allow homeowners to note whether they are “all-in” or “all-out” for landscape services while continuing with the red-flag system which identifies the homes that do not want the bushes in their front garden beds cut by the landscape vendor.

E. Don Orner directed WCPAM to contact 33 Pleasant about missing aluminum over their front door – right side of triangle.

Item 4: Adjournment - The meeting adjourned at 7:35PM

3.1.19 REPORT-
MC to EB

- 2/4 Purchased CH supplies at Costco- Don
- 2/5 Streetlight repairs: 2 sockets replaced; 3 bulbs tightened; Leo and Don- 5 hours
- 2/11 Picked up 2- 50 lb. bags of salt for CH sidewalks- Don- .5 hours
- 2/18 Replenished paper products in CH restrooms- Don
- 2/21 Salted CH sidewalks- Don
- 2/23 Raised CH flag to full staff- Don

HOURS WORKED FOR HOA

5.5 + hours worked in February

MONEY SPENT BY MC IN FEBRUARY 2019

2/4	\$47.71	Bathroom Tissue & Clorox Wipes- Don
2/11	\$38.14	2- 50 lb. bags of calcium chloride- sidewalks @ CH- Don
	\$85.85	TOTAL

CLUBHOUSE WATER USE FOR FEBRUARY

NOTE: This report covered 25 days in February instead of 28 because I was on vacation. This information was also shared with Frank Howe, in my report to the Leacock Township Supervisors.

Total gallons used in the clubhouse from February 1 to February 25: 313. The average water use per day was 12.52 gallons.