

WATSON RUN ANNUAL MEETING MINUTES
APRIL 8, 2019 at 7PM

1. Community Welcome:

- A. President Cindy Kady welcomed all residents and asked new residents to stand and introduce themselves.

NEW residents:

Zee and Betsy

Kathy and Milo

Jim and Sharon

Rich and Carol

Cliff and Joyce

2. Introduction of Officers/Committee Chairs/Vendors:

- A. Bob, Vice President of Dooley Pyne introduced himself to the community and outlined the services Dooley Pyne will be providing the community. Amber & Christine from WCPAM introduced themselves to the community.

3. New business:

- A. President Cindy Kady provided the president's report and a copy of the president's report will be emailed to all homeowners.
- B. WCPAM discussed with residents the meeting held with the township. A memo was created based upon that meeting and the memo was shared with the community. WCPAM also notified residents that another meeting will take place between transition committee board liasons, the Association's counsel, and the township to discuss the possibility of individual meters, the declarant transition, township responsibilities to the community, and overall communication between the declarant, the township, and the Association.
- C. Homeowners voiced concerns that the previous manager mailed homeowners a letter. The homeowners agreed that whomever is sharing Association business with the previous manager is highly inappropriate and needs to immediately stop.
- D. Tax return 2018 - issue importing numbers from previous property manager as WCPAM cannot confirm the accuracy of another company's financials. 2016-2018 invoices from vendors show that the HOA did have past due bills not yet paid by previous property manager. WCPAM

- has been working with vendors to determine past owed amounts and rectify their payment concerns. Vendors had to re-submit previous invoices. The HOA board will be talking with the Association's attorney and can address the issues with the water company concerning any outstanding bills.
- E. All questions concerning legal issues will need to be answered by the Association's attorney. WCPAM can not provide legal advice and feels the Association's attorney should answer any and all legal questions.
 - F. President Kady and the board trusts WCPAM to help the community get through this situation and believes transparency is key and we are excited to be with WCPAM.
 - G. President Kady reminded residents to call the police for police matters.
 - H. The board reviewed Berks' games-plans with attending residents. Southwest Greens will be installing the games as a vendor for Berks. The games-plans will be designed based upon the community's approved plans. Berks will be installing ADA sidewalks and fixing a sinkhole.
 - I. May 10th at the clubhouse - Amish children will be singing to residents, and all residents are welcome to attend.

4. Executive Board Elections:

- A. Ballots were provided to all attending homeowners. Cindy Kady and Dave Schultze were elected to serve another term.

Meeting adjourned 8:20PM