

Board Meeting Minutes – Watson Run HOA
Date/Time: Monday, March 16, 2020 at 1PM
Location: Clubhouse

Board Members:

- Cindy Kady
- Dave Schultze
- Dan Sweeney
- Don Orner
- Fran Cannon

Meeting Minutes

Call to Order: Cindy Kady called the meeting to order at 1:00PM.

Approval of Meeting Minutes: The board unanimously approved the February 2020 meeting minutes.

Item 1: Old Business/Committee Reports & Updates

- A. Berks Amenities Update – No updates provided by Berks.
- B. Transition Update – The executive board agreed that after matters are resolved with Red School LLC and Myron Stoltzfus, WCPAM should send all transition studies and attachments to Berks Homes for their review, comment, and mutually agreed upon action.
- C. Disbursing Water Account Monies – The executive board agreed to have WCPAM mail out all refund checks once the over-55 certification is received from the homeowner.
- D. Repairs at front entrance and clubhouse entrance – The executive board agreed that the wishing wells were made custom and any fixes to the wishing wells may be slightly different than the original composition of the wishing wells.
- E. Bylaw & Rules & Regulations Changes – WCPAM told the executive board that they have met all known governing document requirements for making changes/updates to the rules and regulations. WCPAM reviewed the current requirements outlined in the governing documents to change the bylaws and the executive board agreed to take the final homeowner vote at the next homeowner meeting in order to satisfy all governing document requirements as they currently pertain to updates and/or changes to the bylaws.
- F. ARC chairperson update – The executive board directed WCPAM to send out a “Help Wanted” email to the community, urging interested residents to submit their names to serve on the ARC. WCPAM will also review the governing documents to see if there is any language prohibiting a current executive board member to also service on the ARC.
- G. Myron road access update & voice message – WCPAM played a voice message for the executive board that they received from Myron Stoltzfus. Myron noted, and Don Orner agreed, that there is a written agreement, signed by Myron Stoltzfus and Don Orner pertaining to electric usage. Don Orner will provide a copy of said agreement to Woo-Cat Management and the rest of the executive board members. No formal agreement was ever executed between the previous members of the executive board and Myron Stoltzfus for Myron to have road access to his business from Watson Run’s community building.
- H. April Community Meeting Discussion – This agenda item was tabled until further notice.

Item 2: Financials

- A. The board reviewed and unanimously approved the February 2020 financial packet.
- B. Water System Financial Discussion – The executive board agreed to have WCPAM mail out all refund checks once the over-55 certification is received from the homeowner.
- C. Final Execution of WCPAM & Dooley Pyne 2-year extension contracts – President Cindy Kady and Treasurer Dan Sweeney executed the contract extensions for both vendors and the executive board unanimously approved the contract extensions.

Item 3: New Business

- A. Attorney’s Proposed Agreement with Myron Stoltzfus (please see attachments) – The executive board unanimously approved the settlement agreement language, with the additions proposed by WCPAM with added feedback from the executive board.
- B. Enforcement of Rules & Penalties of Violation – The executive board unanimously agreed that homeowners violating the governing documents of the Association should be subject to notification and fines as is currently outlined in the governing documents. The executive board will review this agenda item, more in-depth, at their next meeting.
- C. Survey of Watson Run HOA – The executive board agreed to have WCPAM contact the Lancaster County Assessment Office for copies of any boundary documentation maintained by their office.
- D. Keycard Access for Intercourse Fire Department – WCPAM will provide two keys to Intercourse Fire Department’s point person.
- E. Confidentiality of Resident’s Concerns and Reports/Violations Reported – The executive board agreed that all resident concerns and reports are to be held in strict confidence and WCPAM is not to provide the information to the executive board or other homeowners.
- F. New Clubhouse Flooring Discussion – The executive board approved to have new clubhouse flooring placed throughout the clubhouse. Proper gym flooring will be installed in the gym and Heirloom Pine – Rigid Core Luxury Vinyl Flooring will be installed in the main clubhouse areas.
- G. New Board Member Appointment – The executive board unanimously voted to appoint Rob Peters to the executive board to fill Cindy Kady’s term. The executive board thanked Cindy Kady for her leadership and commitment to Watson Run HOA.
- H. Approved \$250 donation to gardening committee for planting flowers at Clubhouse.
- I. Approved draining, cleaning, and refilling the pool before opening for the season.
- J. Executive Board Re-Organization – The executive board unanimously voted-in the Officers of the Association:
 - *Fran Cannon, President
 - * Dave Schultze, Vice President & Secretary
 - *Dan Sweeney, Treasurer
 - *Don Orner, Executive Board Member
 - *Rob Peters, Executive Board Member

Item 4: Adjournment – The meeting adjourned at 3:17PM

Executive Board Virtual Meeting Minutes – Watson Run HOA

Date/Time: April 1, 2020 at 1PM

Purpose: To review and approve March meeting minutes and discuss other items.

March Meeting Minutes were reviewed by Cindy, Dave, Dan, Don, & Fran.

Attendance for April 1, 2020 Meeting Minutes: Fran Cannon, Dave Schultze, Dan Sweeney, Don Orner, and Rob Peters

Meeting Minutes

Item 1: Additions to New Business for March Meeting Minutes:

1. Approved \$250 donation to gardening committee for planting flowers at Clubhouse
2. New Approved draining, cleaning, and refilling the pool before opening for the season

Item 2: Changes to Old Business:

1. Item E – Executive board agreed to keep the language as written.
2. Item G – Executive board agreed to amend to include language about road access.

Item 3: Rules & Regulations – Bylaw Updates

The executive board discussed rules and regulation changes and reviewed the proper procedure to change the Bylaws.

The meeting adjourned at 2:15PM