

## **Executive Board Meeting Minutes – Watson Run HOA**

Date/Time: Tuesday, January 26, 2021 at 1PM via Zoom

Members:

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

### **Meeting Minutes**

**Call to Order:** Fran Cannon called the meeting to order at 1PM.

**Approval of Meeting Minutes:** The executive board reviewed and unanimously approved the December 14, 2020 executive board meeting minutes, the December 14, 2020 homeowner meeting minutes, and the January 7, 2021 community fire alarm meeting minutes.

### **Item 1: Old Business/Committee Reports & Updates**

- A. ARC Update – report was provided as a part of these meeting minutes.
  - B. Helping Hands Update – Fran Cannon provided updates to the executive board concerning the projects the Helping Hands committee completed and are looking to pursue.
  - C. Locksmith Update – Scheduled for 2<sup>nd</sup> week in February.
  - D. Kipcon Update (scheduling) – The executive board agreed to wait until spring for Kipcon to conduct their final phase study. Kipcon was agreeable to waiting and will not charge the association any excess costs.
  - E. Comcast update – issues with community room TV; options for saving money – Comcast said their box is working fine but will schedule a technician to come out. WCPAM will engage Comcast at the end of the contract period which is in March for a better deal.
  - F. Western boundary update – Fran Cannon provided a western boundary update.
  - G. Leacock Township – WCPAM provided the letters that Leacock Township sent neighbors who are encroaching on association property.
  - H. Violation updates - Note: We agreed at the last meeting that door tags would be used and if residents did not respond that fines would be applied to their accounts.
  - I. Berks updates – Gary, from Berks has not responded to multiple emails and/or phone calls.
- Stop sign (Gary promised a temporary stop to sign on 10/30/20 – still no sign)  
-Status of negotiations with A, T, & T regarding walking path connector  
-Status of basin/swale inspections -Status of repairs to curb stops.

- J. Update on fire alarm monitoring project – WCPAM and Fran provided a progress update and noted that all installs have been finalized except two homes. Both Yarnell and WCPAM will reach out to the homeowners.
- K. Update on negotiations with Myron – WCPAM will notify Rob Peters when Myron returns from Florida for a meeting with Mr. Peters and WCPAM.

**Item 2: New business:**

- A. Billing for special projects done by WCPAM (fire alarms) – The executive board asked WCPAM to put together an invoice of all the extra services provided to Watson Run regarding the special alarm project.
- B. “Trespassing” issues – snowmobiles, etc. and response from the township and the state police – Homeowners need to contact the state police when they see snow mobiles trespassing on association property.
- C. Garden of Hope landscaping project and its impact on WR – The executive board briefly discussed the Garden of Hope proposed landscape renovation project.
- D. Request from 8 Boxwood to remove an “extra” street tree on their property – potential interference with utility lines and mailboxes. (see attached email) E. Fran’s agenda additions if time allows.

**Item 3: Financials**

- B. The board reviewed unanimously approved the December 2020 financial packet and end of year 2020 financial report.
- C. Options for addressing capital reserve shortfall – short-term & long-term – Tabled until next meeting.
- D. 2020 Excess Budget Monies for Credit to Homeowners. The Association retained \$75,851.41. Each of the 178 homes would be owed a credit of \$426.13.

**Adjournment** – The meeting adjourned at 2:46PM