

Board Meeting Minutes – Watson Run HOA
Date/Time: Monday, January 20, 2020 at 1PM
Location: Watson Run 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 1:01PM.

Approval of Meeting Minutes: The board reviewed and approved the November 2019 and December 2019 board meeting minutes and unanimously approved with minor updates made and reflected in the posted meeting minutes. Most of the executive board submitted an addendum to the November 2019 and asked WCPAM to add the addendum into the record for the purpose of transparency.

Item 1: Old Business/Committee Reports & Updates

- A. Water Transition Update – WCPAM notified the executive board that the community has been fully moved over to public water and Myron Stoltzfus has taken over all utilities for the water plant.
- B. Berks Amenities Update – An executive board member notified Berks of some concerns with the newly added amenities – Berks has not responded to date.
- C. Transition Update – WCPAM will be meeting with Berks in the coming weeks to discuss the transition.
- D. Concrete & Patio Painting Violations – A few homeowners are making changes to the exterior of their home and not following the architectural change process. The executive board will be addressing this issue with individual homeowners and sending an email to the entire community.
- E. Insurance Updates & Board President Signature – The executive board unanimously approved the insurance selections and premium choices to adhere to the insurance requirements of the governing documents. CAU is the new insurance provider for the Association.

Item 2: Financials

- A. The board unanimously approved the December 2019 financial packet.
- B. Water System Financial Discussion – Tabled until February 2020 meeting to allow time for Quality Water Resources to provide their closeout invoices.

Item 3: New Business

- A. Executive Board Member Updates (anything board members wish to discuss)
- B. Executive Session Item – The executive board discussed a potential change in a committee. The executive board will table until further information is received.

- C. Declaration Updates – Dan Sweeney will make the applicable updates and send to WCPAM to provide a copy to homeowners when the homeowner voting meeting is scheduled by the executive board.
- D. WCPAM will get carpenter bids for various common area, exterior projects.
- E. WCPAM will contact Myron Stoltzfus regarding the alleged contract to allow Mr. Stoltzfus to use Watson Run's access road.

Item 4: Adjournment - The meeting adjourned at 2:57PM