

Executive Board Meeting Minutes – Watson Run HOA

Date/Time: June 8, 2021, at 9:30AM at the Clubhouse

Members:

- Dan Sweeney
- Rob Peters
- Vicki Michuck
- Eugene Kieffer
- Rich Friel

Meeting Minutes

Call to Order: Dan Sweeney called the meeting to order at 9:30AM.

Approval of Meeting Minutes: The Executive Board (EB) approved the May 17, 2021, meeting minutes, the 2021 annual meeting minutes, and the June 2, 2021, special meeting minutes.

Item 1: Old Business/Committee Reports & Updates

A. Vendor/Contractor Updates

1. Berks – WCPAM will schedule a transition meeting between the EB and Berks Homes. To date, all Berks updates have been shared with the community.
2. KipCon report – WCPAM provided a copy of the draft report to the EB and to Berks Homes for their review.
3. Weber Surveying – EB received a survey bid to review. The EB felt the price was extremely high and noted that Weber did provide them with a survey that the EB could use without incurring additional costs.
4. Goods – Community has been notified. WCPAM noted that Watson Run's contract with Good's Disposal commences on June 28, 2021. New trash cans and recycling bins will be delivered to homeowners on June 28, 2021. Trash pick-up will be on Mondays. ALL homeowners must have their trash cans and recycling bins from the old trash vendor on the curb on June 25th by 5:00AM so the old trash cans and recycling bins can be removed.

B. Helping Hands Committee Update – None

C. Leacock Township Updates – Water billing – Email from townships, “DEP will be turning the water system over to the Authority on Sept 14th. We do not want the water and sewer bills to come due in the same month so the first water period will be Sept, Oct, and Nov. We will bill quarterly after that. The rate will be \$120.00 per quarter for up to 18000 gals. The HOA will be billed \$120 per residence.” The EB directed WCPAM to email the information to homeowners.

D. Status of encroachment and other issues on western boundary – EB asked WCPAM to set up a meeting between the EB and the two western boundary homeowners.

E. Update on Negotiations with Myron – WCPAM briefed the EB on updates provided by Myron Stoltfus: (1) Myron will ask Berks Homes to respond to all of the EB's inquiries, (2) Myron agreed there is not a current sign easement in place for Watson Run's community sign, (3) Myron agreed to work amicably with the EB to solve concerns as they arise.

- F. By-law's "Update" - The EB will meet for a special meeting to discuss potential Bylaw updates. The community will be notified of any proposed changes or additions to the Bylaws and the community will have to vote to approve (over 50% of all homeowners) the Bylaw changes or additions before they are made.
- G. Rules & Regulations "Update" - The EB will meet for a special meeting to discuss potential Rules & Regulations updates. The community will be notified of any proposed changes or additions to the Rules & Regulations.
- H. Small group/committee guidelines for use of clubhouse – The EB noted that all Watson Run amenities are open for homeowner and their guest(s) usage. The EB reminds homeowners to be respectful of their neighbors.
- I. The EB wishes to remind homeowners to make sure their house numbers are visible from the street for emergency services to find their home should the need arise.

Item 2: New Business

A. Transition Team & Executive Board Liaisons – the EB unanimously approved the board re-organization with board officer positions and committee assignments as follows:

- Dan Sweeney: President, and Landscape Liaison
- Rob Peters: Board Secretary and Board Appointed Vice President
- Vicki Michuck: Treasurer, and Transition Committee Liaison
- Eugene Kieffer: Board Member and Helping Hands liaison
- Rich Friel: Board Member and ARC liaison

Item 3: Financials – the financials will be distributed to the EB once WCPAM receives bank statements given the meeting was held before the bank sent bank statements to WCPAM.

Adjournment – 11:23 A.M.

Special Watson Run Board Meeting Minutes

June 2, 2021, at 10:00a.m.

Board Members Present:

- Fran Cannon
- Rob Peters
- Vicki Michuck
- Eugene Kieffer
- Rich Friel

Fran Cannon called for a special board meeting. The meeting began at 10:00 A.M. Fran Cannon derailed from enumerated agenda items and started the meeting by discussing matters that were not on the agenda. Fran Cannon detailed her displeasure with the Executive Board (EB) and her feelings of the board not supporting Ms. Cannon's decisions. The majority of the EB felt Ms. Cannon's misuse of the EB's time in this manner was inappropriate and added to the frustration felt by EB members regarding the lack of productivity of EB meetings.

After Fran Cannon confronted Eugene Kieffer for an event where Ms. Cannon simply did not have the correct facts, Mr. Kieffer indicated that Ms. Cannon should be removed from the EB. Eugene Kieffer did indicate that Fran Cannon could certainly resign as it was clear that Ms. Cannon was unable to constructively work with the current EB, evidenced by Ms. Cannon inappropriately using a special meeting for counter-productive purposes. A majority of EB members agreed with Mr. Kieffer that Ms. Cannon's inability to respectfully work with all EB members was a hindrance to the Association and Ms. Cannon should no longer serve on the EB.

Since the EB does not wish to cause further turmoil within the Association, the EB was amicable to accepting Ms. Cannon's resignation. Ms. Cannon said she would email the EB her resignation when she returned home. Ms. Cannon left the meeting and the remaining EB members continued with the meeting.

The EB asked Dan Sweeney if Mr. Sweeney would come back on the board, as the EB would like to appoint him to the EB, and make him President, because of his experience with the board and all the items that needed to be addressed with Berks, Myron, western boundary, etc. Gene Kieffer made the motion to appoint Dan Sweeney to the EB to fill out Fran Cannon's term (and fulfill the duties as President), Rich Friel seconded the motion, and a vote was taken with 4 EB members voting yes. Dan Sweeney was contacted to come to the clubhouse and join the meeting.

The new EB agreed to continue with the meeting to talk about pressing Association business.

A brief discussion was held about Covid restrictions for the clubhouse, pool, and HOA amenities. It was unanimously agreed that we are fully open with residents being able to bring family and friends to the clubhouse and that everyone should be responsible for their own actions.

Rich Friel informed the board that Woo-Cat will issue all notices to the community, vendors, and anyone else that they deem necessary.

The meeting adjourned at 11:55a.m.

Excerpt from Email Sent to the Watson Run Community on 06/10/2021:

6. PREVIOUS BOARD PRESIDENT RESIGNATION

UPDATE: Homeowners received an email from former board president Fran Cannon regarding her resignation. Ms. Cannon's email sparked questions for the EB. The EB will answer all questions one-time in the form of the EB's special meeting minutes, so all homeowners receive the EB's unanimous response. The EB feels there are so many critical issues that require their time, and it is the EB's intent to work effectively on behalf of all community members. The EB simply cannot spend our time rehashing situations but Ms. Cannon's email to the community requires our mutual response. In fairness to Ms. Cannon, the EB has included Ms. Cannon's email to the community directly following the current EB's unanimously approved meeting minutes as follows:

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The meeting adjourned at 11:55 a.m. **(These special meeting minutes were unanimously approved by the current EB at their 6/9/2021 board meeting).**

Fran Cannon's email to the community on June 6, 2021

"Dear Watson Run Neighbors,

I feel it is important to reach out to the entire community to explain my sudden, unplanned departure from the HOA Executive Board, rather than leave it up to speculation which often leads to rumor or gossip – something which I believe isn't healthy or productive for our community.

As the memo sent out by Woo Cat stated, there was a special planning session of the Executive Board scheduled for June 2nd. I requested the meeting to discuss several urgent matters affecting transition and the future of our community. The next board meeting is scheduled for June 21st, but I felt strongly that we needed to come together sooner than that. Shortly after the meeting began, I was asked to submit my resignation from the board effective immediately. This was completely unexpected and without warning. I was not aware of anything that occurred – nothing that I did or failed to do - which would have caused this action to be taken. When I asked for an explanation and an opportunity to discuss the matter further as well as some time to think about my future with the

board, I was told that the board was acting in accordance with the Watson Run By-Laws.

For the record, I was originally appointed to the board in September 2019 to fill the remaining term of a resigning member. When the previous president resigned in March 2020 due to plans to relocate, I was asked to assume the position of HOA President. In July 2020, after a 4-month delay of the annual meeting and elections due to the pandemic, I was re-elected to another term by the community and asked by my fellow board members to continue as president. In the 14 months that I have served as president, I have worked countless hours and discharged my responsibilities faithfully and with integrity, always striving to bring about the best outcomes for the entire community. This has been a challenging and sometimes very frustrating period in our community between the pandemic and the lack of movement towards transition. However, I am very proud of all that I was able to accomplish despite those challenges working alongside my fellow board members and other dedicated volunteers in the community. The knowledge that progress towards our goals was being made and the support, encouragement and cooperation of so many wonderful residents was enough to sustain me during the tough times.

I had every intention of honoring the commitment I made and completing my term on the HOA board. Regrettably, this decision was taken out of my hands. Again, I am very grateful for the support I had from so many residents and look forward to the next chapter of my own personal journey.”