

Board Meeting Minutes – Watson Run HOA
Date/Time: Monday, April 20, 2020 at 1PM
Location: Zoom Meeting

Board Members:

- Fran Cannon
- Dave Schultze
- Dan Sweeney
- Don Orner
- Rob Peters

Meeting Minutes

Call to Order: Fran Cannon called the meeting to order at 1:00PM.

Approval of Meeting Minutes: The board unanimously approved the March 2020 meeting minutes and unanimously approved the April 1, 2020 meeting minutes.

Item 1: Old Business/Committee Reports & Updates

- A. Berks updates – amenities & painting of porches/walkways – No updates provided by Berks.
- B. Status of agreements with Myron – road access, etc. – No updates provided by Myron.
- C. Status of repairs and maintenance projects – pool, clubhouse cleaning & flooring, signs – All clubhouse projects are completed and a final spot-clean will be performed before the clubhouse re-opens. Sign repairs will not commence until construction is allowed to resume.
- D. Update on vendors for clubhouse cleaning – WCPAM will provide pricing at the May meeting.
- E. Status of water reimbursement checks – WCPAM gave an update on the number of returned over 55 HUD required status disclosures.
- F. Status of revised bylaws – Tabled.
- G. ARC updates/concerns/questions – Executive board briefly reviewed the ARC process and a reminder email will be sent to all homeowners.
- H. Update on rules enforcement and penalties – property inspections & follow-up – WCPAM will conduct an inspection in June.

Item 2: Financials

- A. The executive board reviewed and unanimously approved the March 2020 financial packet.

Item 3: New Business

- A. Transition – Next steps? Should we schedule a meeting with the full transition team? Phase 3 studies? Survey? – The executive board discussed sending the transition study to Berks Homes to review. The executive board agreed to send the transition study to Berks Homes and the township once agreements were finalized with Myron Stoltzfus or the transition committee liaisons directed otherwise.

- B. Clarification on Social Committee – Dave Schultze provided a brief background on the social committee and the social committee maintains their own finances as separate and apart from Watson Run HOA.
- C. Quote on insurance for sewer and water pipes from units to street connections – Dave Schultze asked if it were possible to get a community rate for insurance on water pipes entering homes. The insurance vendor noted it was best for individual homeowners to check their current homeowner policies to see if their policies cover water lines servicing their homes.
- D. Rental agreement for clubhouse & monitoring use by groups/clubs – The executive board is reviewing potential policy language for renting of the clubhouse. No final decisions have been made.

Item 4: Adjournment – The meeting adjourned at 2:35PM