

Homeowner Meeting & Executive Board Meeting Minutes(s) – Watson Run HOA  
Date/Time: Monday, December 16, 2019 at 4PM  
Location: Watson Run Clubhouse

Board Members:

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

### Homeowner Meeting Minutes

Call to Order: Cindy Kady called the meeting to order at 4PM.

Open Homeowner Meeting Rules: The purpose of this meeting is to discuss the 2020 budget and WRITTEN concerns submitted to WCPAM as outlined at the November 14, 2019 budget presentation meeting. Only topics including: 2020 budget, water updates, and written and submitted concerns will be addressed. We respect all homeowners' time and the focus of this meeting will be solely on the 2020 budget and applicable items designated by the Executive Board.

Item 1: WCPAM will read and address all WRITTEN responses to the November 14, 2019 Draft Budget Presentation. Some written responses will be reviewed as a package item to limit redundancies.

- A. WCPAM read all submissions submitted by homeowners. There was a total of 12 submissions.

Item 2: 2020 Budget Additions/Subtractions/Review based upon Homeowner Feedback/Professional Studies/Management Concerns

- The Executive Board removed the Water Income from the 2020 Budget to separate water expenses from general expenses.
- The Executive Board learned that they need to provide funding for Storm Water Management "SWM" of the retention/detention ponds throughout the community.
- The Executive Board liaisons and Transition Committee received Draft Reserve Study/Engineer Study to help plan for expenditures.
- The Executive Board reviewed the 2020 budget with the community and there were no objections to the budget raised from the floor. The Executive Board unanimously voted to adopt the 2020 budget with homeowner consent.
- WCPAM notified the community that the community would be hooked up to the public water system on Wednesday, December 18, 2019.

Item 3: Adjournment was at 5:15PM.

*\*Meeting of the Executive Board will directly follow the Homeowner Meeting\**

## Executive Board Meeting Minutes

The Executive Board meeting commenced at 5:25PM and all executive board members were present.

1. Follow-Up on Public Meeting – The Executive Board discussed the public meeting and felt the number of meetings and transparency was a positive thing for the community.
2. Water Hookup Update - WCPAM notified the community that the community would be hooked up to the public water system on Wednesday, December 18, 2019.
3. Transition Update: Reports & Clubhouse Parking Lot – WCPAM noted that the developer agreed to top-coat the clubhouse parking lot. Cindy Kady reviewed several transition items from the transition committee.
4. 2020 Budget – The Executive Board unanimously approved the 2020 budget and directed WCPAM to order homeowner payment coupons.
5. Berks' Updates - WCPAM noted that the developer agreed to top-coat the clubhouse parking lot.
6. Committee Updates & Notifications - WCPAM was directed to alert homeowners of the impending water switch over to the public water system. The draft engineer and reserve studies were discussed and will be made public was finalized.
7. The Executive Board also had an executive session conversation pertaining to an executive session matter.
7. Adjournment was at 6:45PM.

## Homeowner Meeting Updates

### Water System Fund:

- No audits of the water system were ever provided to the township.
- Inadequate funding formula for per home, per month water contribution. Level should be at \$38.00 per month to just cover operating expenses. Add an additional \$122.00 per year to cover \$20,000 mandated contribution to the water reserve fund. Each home should be contributing \$578.00 to the water fund per year. Currently, each home is contributing \$300.72
- Berks stopped contributing funds once 135 homes were active. Per Berks, they were only responsible until 2010 to contribute water funds.

### 2019 General Fund Budget:

- Did not anticipate legal fees and engineer fees.
- Did not anticipate Water Fund bills that were not previously paid having to be paid in 2019
- Did not anticipate general funds bills from previous years not being paid and having to be paid in 2019.

### Updates:

- Berks was not going to pave clubhouse parking lot. AM spoke with them and they will be doing it now.
- Based on township requirements, each home must have a fire alarm system. Berks and the HOA contracted with Triple H alarm for a bulk rate of \$12.00 per home. The HOA is charged this fee whether or not homeowners use this service. The additional \$15.00 per month is if the homeowner wants a wireless connection and that additional \$15.00 per month is charged to the homeowner.
- GES is working with Myron and DEP to finalize disconnection terms and permit rescission.
- DEP wants the HOA to arrange to flush the water mains to remove any sediment that may be in the water mains. The township agreed to provide this service.

