

## **Watersong Community Association Annual Meeting Minutes**

**Meeting date:** October 17, 2016

**Meeting time:** 7:00 – 8:15 p.m.

**Location:** Maple Creek Middle School

**Attendees:** Board Members: John Bobilya, President  
Richard Nesseth, Vice-President for Compliance &  
Legal  
Joyce Sines, Vice-President for Communication  
Ron Neuenschwander, Vice President for  
Administration  
Joy Bodine, Secretary  
John Augsburger, Treasurer  
Residents: 31 lots represented

**Absent:** Pat Bobay, Vice President for Maintenance

### **Call to Order – Welcome**

Board President John Bobilya called the meeting to order at 7:05 p.m. by welcoming new residents: Mychal and Lauren Thom, Colette Parker, Bev Rectenwald, Ryan and Stacy Standish, and Michelle Kostka.

Street light at the end of Jade Cove – John has been in contact with the builder. He's recontacted him and asked that the light be installed before the winter.

Petition for proposing change(s) to the Covenants – The Watersong Board could find no formal process for proposing changes to the Covenants, so the Board has developed a form. We are asking 50% of the community sign the form before the Board takes action. There are no restrictions on a time frame. John would hope that these petitions be presented to the residents at our twice yearly open meetings.

Board Elections – Offices are elected on a yearly basis. After seven members are elected, the Board decides who will be responsible for each of the duties. The following people were on the ballot: John Augsburger, Pat Bobay, John Bobilya, Joy Bodine, Betty Kohrman, Doug Miller, Dick Nesseth, and Ron Neuenschwander. There were no nominations from the floor. Board member Joyce Sines tabulated the ballots for the duration of the meeting.

**Ron Neuenschwander – VP for Administration** – Shrub trimming requests were passed out today for villa owners. Ron has tried to get Lawnscape to work on weeds in flower beds and yards. One fertilization is left to be done. Christmas lights will be put up by October 31. If extra lights need to be ordered, Jeff Shatto will help with that.

Watersongfw.org is our website. Newsletters, Covenants and Bylaws are on the website. In the past we have had some driveways snow blown. Villa owners wishing other than the normal bobcat plowing of the driveway need to email Ron Neuenschwander at rneuenschwander@gmail.com indicating if driveways are to be snowblown or left alone.

**Richard Nesseth – VP for Compliance and Legal** – Overnight parking in driveways has become a problem and the Covenants Change Petition has been utilized in this case.

**Pat Bobay – VP for Maintenance** – Please let her know if muskrats are sighted. Don Teusch says there are muskrats on the pond on Brandon Way. Trapper will trap for free in November. He will be called out to check all ponds.

**Secretary report** – Joy reminded people to let her know when phone numbers or emails change. As a part of each newsletter, usually the last page, is a Watersong Community Leader Guide. It lets you know how to contact all board and committee members. If you have an issue with one of our vendors such as Lawnscape or Pond Champs, please contact the board member responsible for that vendor.

**Joyce Sines – VP Communication** - We will no longer have the role of block leaders. Block leaders worked to keep communication open between residents and the board. Block leaders started when the community was new. They distributed newsletters and bills. Now the block leaders don't have much to do.

**John Augsburger – Treasurer** – Common area snow removal is at 66% but villas are at 0%. That's because of the salting that was done during the winter. Snow is only plowed after 2 inches has fallen. Lot 86 needs to be mowed. John B. will get that done. We need to check when liens expire.

**Activities Committee** -This year flags were placed Memorial Day, Flag Day, and 4<sup>th</sup> of July. They will be placed again on Veterans Day. The tour of Sweetwater was done again as well as a tour of the Embassy. Lynn is looking at touring the Ash Building – the 7<sup>th</sup> or 14<sup>th</sup> of November. We continue to have monthly coffees for the ladies and occasional dinners for males and females. Everyone is welcome to come.

**Care Committee Update** – Peg is the one who greets new residents. She also sends cards to residents. Please let her know if a resident should receive a card.

**Election results** – John Augsburger, John Bobilya, Joy Bodine, Betty Kohrman, Doug Miller, Dick Nesseth, and Ron Neuenschwander are the Watersong Board Members for 2017.

**Questions and Comments** – There is an open area behind Lot 104 where trees were not planted. That planting needs to be placed on the agenda again.

John Bobilya will look at the county plans to see if any plans have been made to widen Union Chapel.

A committee was formed to consider the Covenants Change Petition that was presented at the annual meeting. Karen and Dennis Hall, John Lemlar, Jeff Shatto, Dodie Wilmer volunteered to be on that committee. They will meet and proceed with the rewording of that part of the covenants.

There being no further business, Terry Bodine moved, and Dick Niles seconded that the meeting be adjourned at 8:15 p.m. Motion passed.

Respectfully submitted,

Joy Bodine, Secretary