

Watersong Community Association Annual Meeting Minutes

Meeting date: October 13, 2014

Meeting time: 7:00 – 8:30 p.m.

Location: Maple Creek Middle School Cafeteria/Commons Area

Attendees: Board Members: Roxanne Sandul, President
John Bobilya, Vice-President for Compliance & Legal
Terry Zollinger, Vice-President for Communication
Ron Neuenschwander, Vice President for Administration
Sean Sickafoose, Vice President for Maintenance - absent
Joy Bodine, Secretary
John Augsburg, Treasurer

Residents: 30 lots represented

Call to Order – Welcome

Board President Roxanne Sandul called the meeting to order at 7:05 p.m. Terry Zollinger has been in touch with Greg Walbridge regarding the street light at the end of Jade Cove. He has been receptive about putting in the light. He wants us to contact Joe Carroll, Watersong resident who has been helping us with electrical issues, for a price quote. There are also trees on SWD property that need to be removed. He will look at getting them removed.

Treasurer – We are tracking well on the revenues. Thanks to all residents for getting in association dues. More mailboxes were made than planned for this year, so we've overspent on that line item. Nine units are left to be built.

Don Bengal asked about the fountain electricity costs for the villa people. In 2009 the electrical cost was \$1138. Pond residents paid \$300 of that bill. In 2010 the cost was \$1154 of which the pond residents paid \$300. Midyear in 2011 the rate being paid per quarter by pond residents was raised from \$5 to \$15 per quarter. A smaller fountain was also installed. Costs for that year were \$848 with pond residents paying \$600. In 2012 the cost was \$840 with pond residents paying \$900. In 2013 the cost was \$903 with pond residents paying \$900. This year pond residents might pay \$60 total more than the cost. Villa owners are being assessed an additional \$50 each quarter during 2014 because of the high costs for snow removal this past winter. The Common Area Services are not being charged extra because the Common Area Services budget has a little more flexibility. There are more items in the budget that we might not have to fund each year, and there are more people paying into the Common Area Services than the Villa

Services. Villa residents were reminded that the Villa quarterly assessments were reduced from \$371.25 to \$358.50 being charged the last two years.

Election of Board Members – Board positions are only for 1 year. Board needs to be split between single family and villa residents. On the ballot were the five current board members who have not resigned. Residents who volunteered to have their names placed on the ballot were Villa residents Pat Bobay and Joyce Sines and Single Family resident Chris Ocedek. Terry Zollinger nominated Single Family resident Aaron Hoover. Larry Banks seconded. The following residents will be Watersong Board Members for the next year: John Augsburger, John Bobilya, Joy Bodine, Aaron Hoover, Ron Neuenschwander, Chris Ocedek, and Terry Zollinger.

Administration – There is one fertilization yet to do. Ron requested that villa residents who do want their driveways cleared other than by snowplow to send him an email so that he has in writing who does not want the snowplow used this year. Betty Kohrman asked how the rust on the driveways can be removed. Ron suggested using Iron Out.

When changing color on shutters and front door, the Architectural Committee needs to be consulted. Estimates for residents interested in alleviating the high curb on their driveway run about \$2000.

Secretary report – Joy reminded people to let her know when phone numbers or emails changed. She asked residents if they wanted emails included in the list to be sent out. Residents will be requested to let her know if they do not want their email included in the list sent to all residents. As a part of each newsletter 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. Do not call the vendor directly. The Board has contracted with these vendors, not you individually.

Real Clean will be washing villa outside windows November 19. I requested a later date in the spring and earlier date in the winter for this year but only got a little later date last spring. I will request again next year and look at other window washing companies if Real Clean can't comply with our wishes. If you care to have the inside windows cleaned, you may contact Mary at Real Clean at 489-3774 since you will be individually paying them for the inside windows.

VP Compliance and Legal – Covenants can be obtained on line. The email address is www.allencountyrecorder.us/neighborhoods. There have been a couple reports of break-in in neighborhood. Please park your cars in the garage. John talked about setting up a program for Neighborhood Preparedness. He is looking for volunteers to develop the program.

Liens were evenly divided among 5 remaining lots. We receive 1/5 of what SWD owes us each time a lot is sold.

One resident wanted to know if we are going to consider a bulk ordering of pear trees again. The next newsletter needs a note about the tree-buying option again. Trees can be placed anywhere in the yard and don't have to be only in the park strip.

Lynn Kurek asked if removing the locust trees had been discussed. Ron Neuenschwander was to provide estimates. Northwest Allen County Schools requested that the trees be trimmed because the buses were running into them. John Wicklein trimmed the trees.

Activities Committee – Lynn Kurek thanked the committee for helping this year and mentioned several up-coming activities.

Care Committee Update – Lisa Beerbower needs to be contacted when cards need to be sent to residents.

About \$600 is needed for the purchase of more Christmas lights. Donations will be solicited. Jeff Shatto provided purchase information via email.

New residents, Ryan Williams and Laura Mack were welcomed.

There being no further business, Bill Cross moved, and Joyce Sines seconded that the meeting be adjourned at 8:20 p.m. Motion passed.

Respectfully submitted,

Joy Bodine, Secretary