

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

**Meeting date:** October 15, 2017

**Meeting time:** 7:00 – 8:25 p.m.

**Location:** Maple Creek Middle School

**Attendees:** Board Members: John Bobilya, President  
Richard Nesseth, V-P for Compliance & Legal  
Ron Neuenschwander, V-P for Administration  
Doug Miller – V-P for Maintenance  
Joy Bodine, Secretary  
John Augsburger, Treasurer  
Residents: 27 lots represented

**Absent:** Betty Kohrman, V-P for Communication

### **Call to Order – Welcome**

Board President John Bobilya called the meeting to order at 7:00 p.m. by welcoming new residents: Art and Jan Kinane, Maureen and John Gallagher, Randy Jennings, and Annette Abels.

Lawnscape owner Gary Lallo attended the meeting to hear recent complaints about Lawnscape service. One resident asked what's included in mulching of common area. Mulching wasn't done on common area along Union Chapel. There was a complaint about spring mulching not being done until July 31. Mower blades aren't set evenly. Grass is sometimes directed toward mulch and windows. Some residents seem to have more dandelions this year. Mulched beds not getting as much attention as the residents would like. He was asked if anything that can be done to keep from tearing up the yard? Mr. Lallo wanted us to know that it is impossible to give 28 perfect mows because of variables. Another resident wondered what kind of training new employees are given. Mr. Lallo talked about the worker pool not being as large as it was 5 years ago. Additional comments included the amicable demeanor of the workers and consistency with the same crew leader. It was also noted that the Cauthorn Ct. common area is not being mowed.

The Board is proceeding with quotes for the light at the end of Jade Cove. The light will be installed, and the developer will be billed. One resident noted that the light at the corner of Falling Water and Crooked Creek is sometimes on during the day.

The Board would like to form a Long Term Planning Committee that would look at a series of long term projects including replacing the front sign, planting a second row of trees along Union Chapel because the original trees are growing into the electrical wires and will be eventually topped and determining what to do about the pond erosion.

Volunteers are needed for the committee. It would be their task to identify projects for next 5-10 years and determine costs and how to pay for the projects. Dodie Wilmer and Roxanne Sandul volunteered to help with decisions about the entrance sign. Residents were asked to contact a board member to express interest in the committee.

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, Joy Bodine, Betty Kohrman, Doug Miller, Dick Nesseth, and Ron Neuenschwander. The floor was opened for nominations. Dick Nesseth moved, and Ron Korte seconded that Bill Cross be elected to the Board. Motion passed. Roxanne Sandul moved, and Joyce Sines seconded that nominations be closed. Motion passed.

John Bobilya will continue doing newsletter.

John was thanked for doing a wonderful job as President.

**Ron Neuenschwander – VP for Administration** – The dead part of a large tree at the entrance was cut out for \$350. Ron took pictures of the erosion along the ponds and noted that ground has not been lost where there is rip rap. He will get quotes for installing rip rap at the houses where it has not been done. Common areas on the pond also need to be done.

Ron asked that villa owners let him know within next 2-3 weeks if the driveways are not to be snowplowed. He would like to be emailed and asked that the resident makes sure that a response is received from Ron.

For additional lawn work, villa owners are not required to hire Lawnscape. The vacant lot is being mowed every couple weeks. Lawnscape is mowing the lot.

**Richard Nesseth – VP for Compliance and Legal** – We still have problems with vehicles being parked in driveway overnight. One vehicle was broken into and items stolen. We live in a nice neighborhood. The Board tries to accommodate all resident requests. Our main goal is to protect our properties.

**Doug Miller – VP for Maintenance** – Three trees that were planted last fall and didn't survive have been replaced. The back plates on the street drains on Schooner Dr. between Regatta and Falling Water have been repaired by the county. Trees overhanging sidewalk need to be trimmed so that there is 6 feet of clearance. Thanks to Phil Hursh and Larry Bobay for trimming the trees along Falling Water. Dick Nesseth and Harris Newlin will finish the trimming and will leave the limbs on the pad in front of Ron Neuenschwander's house.

Please let Doug know if you see muskrats so we can get the trapper out here. He prefers to trap during season so that he can sell the pelts.

There is standing water after it rains on Schooner Drive in front of Lynn Kurek's house.

**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.

**John Augsburger – Treasurer** – We are  $\frac{3}{4}$  of way through year. Dues are paid quarterly, and the end of October is the last installment for 2017. We will not have financial problems unless we have major snows before the end of 2017.

John is looking for someone to work with this year to train to be treasurer. No professional training necessary.

**Activities Committee** – Lynn Kurek is looking for another member of the committee. They meet in March to make plans for the year. This year flags were placed at the front entrance Memorial Day, Flag Day, 4<sup>th</sup> of July, Labor Day, 9/11, and they will be placed again on Veterans Day. The residents attended Wagon Wheel play; toured the genealogy department of the library, took a canal boat ride, had dinner at Biaggi's, and will have a progressive dinner on Sunday, October 22. Thirty nine people are participating in the progressive dinner. She thanked Lynette Augsburger who helped plan the dinner. They will continue to have dinners during the winter.

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

**Questions and Comments** – A resident wondered if the developer would donate #86 for a park. The Board will make that inquiry.

There being no further business, Doris Regnier moved, and Bill Cross seconded that the meeting be adjourned at 8:25 p.m. Motion passed.

Respectfully submitted,

Joy Bodine, Secretary