

Watersong Community Association Annual Meeting Minutes

Meeting date: October 17, 2015

Meeting time: 7:00 – 8:15 p.m.

Location: Maple Creek Middle School Cafeteria/Commons Area

Attendees: Board Members: John Bobilya, President
Aaron Hoover, Vice-President for Compliance &
Legal - absent
Terry Zollinger, Vice-President for Communication
Joyce Sines, Vice President for Administration
Pat Bobay, Vice President for Maintenance - absent
Joy Bodine, Secretary
John Augsburger, Treasurer

Residents: 31 lots represented

Call to Order – Welcome

Board President John Bobilya called the meeting to order at 7:05 p.m. with requests for nominations from the floor for board members, asking especially for single family volunteers. Because there were no volunteers, John Bobilya moved to accept the 7 names on the ballot. Bill Sandul seconded. Motion passed. The names of the people on the ballot were John Augsburger, Pat Bobay, John Bobilya, Joy Bodine, Richard Nesseth, Ron Neuenschwander, and Joyce Sines.

The following new members were recognized and welcomed: Stephanie Coburn - Falling Water, Edward and Peggy Davis – Brandon Way, Kathleen Douglas – Jade Cove, Ryan Lothamer and Lela Miller – Jade Cove, and Nathan and Alicia Ewing Regatta Place.

Currently two houses are being built in the addition. There are 3 lots left in the neighborhood, the two at the end of Jade Cove and the lot next to the pond on Brandon Way.

Sly Fox has caught 6 muskrats on our 3 ponds. They will survey the ponds in November and trap again if necessary. If they trap in November, there will be no cost. Please report muskrat sightings to one of the board members.

Maple Creek has notified parents that a sexual offender has moved into the area. Sexual offenders can be checked at <http://www.allencountysheriff.org/sex-offender>.

Joyce Sines – VP for Administration – Joyce needs to know by the end of this month if villa residents want their driveways snow blown for an extra charge, and she needs to hear from any villa residents by the end of the month who do not want their driveway

plowed at all. Residents who opt for having driveways snow blown need to be aware that their driveways will not be cleared until all the snow plowing is completed.

We are getting bids for having our villa sidewalks plowed. Lawnscape currently cleans sidewalks until the park strip is filled with snow. We are currently seeking bids from 3 companies for lawn care and snowplowing. Bill Sandul requested a schedule for fertilizing. Joyce will request a schedule from Lawnscape. We are fertilized 6 times, with one being grub control.

All the snow from the end of Brandon Way is pushed onto Teusch's yard and is harming their trees.

Aaron Hoover – VP for Compliance and Legal – In Aaron's absence, John reminded people about common complaints – storing garbage cans not stored inside the garage (Art. VII, Sec. 15), trailers not stored in garages (Art. VII, Sec. 3 and 11), and too frequent yard sales (Article VII, Sec. 3 and 11).

VP for Compliance and Legal is chairperson for the ARCH committee. The committee is considering revision to the covenants about fences and increasing their size. Volunteers were solicited. Currently there are no guidelines for fences in the covenants. We would be adding clarification. Dick Nesseth volunteered to be on the ARCH committee as did Dodie Wilmer.

Pat Bobay – VP for Maintenance – In Pat's absence, John noted that the mailbox project is completed. There are a couple mailboxes left. Please let the board know if your mailbox is damaged. It will be replaced with one that we have left.

We had a good level of participation for repairing sidewalks. The repair work was done well.

We lost 2 big spruce trees at the entrance in the spring. Five are staked in the common area along Union Chapel; one is too big to stake. If it falls over, there will be no property damage. We will try to take care of that tree when funds become available.

The pulley system for the flag was replaced, and we replaced the flag. The electrical outlet that we use to light the Christmas trees needs to be protected. Snowmobilers run over it – a large stone will be placed next to the electrical box to protect it from being run over and damaged by snowmobilers.

It was noted that the street light at south end of Cauthorn Ct. is on all the time. John Bobilya will look at it.

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. Do not call the vendor directly. The Board has contracted with these vendors, not you individually.

John Augsburger – Treasurer - Dues are being paid on time. The overrun in Misc. Grounds Maintenance is because of the concrete leveling. Animal Control overrun will be credited with some payments from Chapel Creek. Villas might end up with 26 or 27 mowings, which would give us a little cushion for snow plowing. At this time it does not seem that it will be necessary to increase dues at the beginning of 2016.

Activities Committee – Lynn Kurek noted that there will be one more ladies’ luncheon this coming week at Sandra D’s in Auburn. Ladies will attend the Festival of Trees at the Embassy Theatre on Monday November 30. There has been a good response when flags have been placed at the entrance – there is one more placement on Veterans Day in November. The committee is planning several impromptu dinners during the winter.

Care Committee Update – Peg Nesseth has met all the new people. She needs to be contacted when cards should be sent to residents.

Questions and Comments -Larry Banks asked about a playground on Brandon Way. Since Greg Walbridge still owns the lot, the Association is unaware of any plans to do this.

Larry Banks moved, Matt Jones seconded that the single family and villa covenants be split. The purpose would be to have two separate boards and separate meetings for single family and villa residents. John Augsburger responded that it would be difficult to split common area expenses. John Bobilya moved, Dick Nesseth seconded that the motion be tabled until we can discuss the process with our attorney.

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

Respectfully submitted,

Joy Bodine, Secretary