

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

**Meeting date:** October 5, 2009

**Meeting time:** 7:00 – 8:30 p.m.

**Location:** Maple Creek Middle School 6<sup>th</sup> Grade Multi-Purpose Room

**Attendees:** Board Members: Jeff Shatto, President  
Ken Webb, Vice-President for Compliance & Legal  
Rick Weddle, Vice-President for Administration  
Phil Fretz, Secretary/Treasurer

Residents: 35 lots represented (see attachment #1)  
Builders: none represented  
Developer: not represented

**Agenda** (see attachment #2)

Board President Jeff Shatto called the meeting to order at 7:05 p.m.

Jeff welcomed everyone and thanked them for coming.

**Financial Report** (see attachment #3)

Board Treasurer Phil Fretz presented the financial report. First addressing the Common Services report he called attention to four areas. First was Accounts Receivables. The \$1,672.50 owed by the villa residents was abnormally high due to the timing of the report. The ‘as of’ date of the report was September 30, while the 4<sup>th</sup> quarter villa dues were not due until October 5. The \$107.88 due from single family owners is a result of the Lot 60 bankruptcy. And the \$2,510.53 due from the developer was long overdue. The developer has not paid the Association anything since October 2008.

Second, Account 4140, Reimbursements. The \$125 reimbursement is from the Chapel Creek Association for their share of the muskrat trapping.

Third, Account 5195, Miscellaneous/Other. This \$30 expense was for newspaper advertising for the Association Garage Sale. Dodie Wilmer commented that she didn’t think that we need to advertise the garage sale. She thought that placing the sign at the front entrance was sufficient.

Finally, it was noted that the Association was not assessed any property taxes for 2008, payable in 2009.

A question was raised regarding the Special Project (Parkway Trees), Accounts 4130 & 5280. It was explained that the trees were all purchased by individual residents and not by the Association. The vendor wanted to bill a single entity rather than each

individual, so all monies were run through the Association's books as a courtesy to the vendor.

The Villa Services report showed a similar Accounts Receivables status. The \$7,225.00 owed by the villa residents was due to the timing of the report.

The Legal Fund was a new account this year. It was established from the Common Services Account 5175.

A question was raised as to the expenditure for Attorney Fees, Account 5810. Ken Webb explained that we were in consultation with our attorney regarding the possibility of placing liens on properties for the nonpayment of assessments.

### **Election of Board Members**

Board members Jeff Shatto, Ken Webb, and Phil Fretz consented to have their names placed in nomination. Board members Rick Weddle and Jim Skinner chose not to run again. Nominations from the floor resulted in the names of Joy Bodine and Roxanne Sandul being placed on the ballot. The election of Board members was then conducted. Ballots were not tallied during the meeting. A subsequent tally of the ballots yielded the following results:

Ken Webb – 32  
Philip Fretz – 31  
Jeff Shatto – 30  
Roxanne Sandul – 10  
Joy Bodine – 9

Write-in ballots included:

Jon Roemke – 3  
Phil Hursh – 3  
Dodie Wilmer – 1

The new Board will elect their officers at a subsequent meeting.

### **Park Strip Trees**

Dick Niles presented a review of the recent spring project. A second purchase will be conducted next spring. Details of the project will be provided with plenty of lead time to allow maximum participation. A minimum purchase of 50 trees is required by the vendor. If enough Watersong residents do not participate the offer may be extended to the Chapel Creek community. A quick show of hands indicated six residents are definitely interested in purchasing the trees.

### **Newsletter Update**

Doug & Barb McCoy encouraged all attendees to submit articles for the newsletter. The next newsletter is targeted for Dec. 1. Information can be submitted via e-mail to [barb.mccoy@verizon.net](mailto:barb.mccoy@verizon.net).

## Reminders

Jeff provided the following reminders:

1. Dogs are to be kept on a leash when being walked. Residents are to pick up all excrement deposited by their pets.
2. There have been a number of recent burglaries on the north side. Many are the result of garage doors being left up, windows and doors unlocked, and car doors unlocked. Keep your home and cars secured.
3. Contractors are responsible for cleaning up after themselves. If you see a contractor leaving a mess in the street or a vacant lot you should report it to the contractor or builder.

## Street Lamp @ Brandon Way & Regatta

Jeff reported that the street lamp outage was due to a contractor working on Lot 50. The electrical lines to the street lamp ran directly across the property and were severed during construction. A repair estimate has been provided by Sierra Electric. Jeff has contacted the developer regarding the need for repair.

## Villa Window Washing

Phil reported that the exterior window washing of all villas is scheduled for Wednesday, November 18. Anyone desiring the washing of their inside windows should call 'Real Clean' (Mary) at 489-3774. Exterior windows are included in the villa fees, interior windows are at the owner's expense.

## Revisit No Solicitation Issue

Margaret Metzinger made a motion that a 'No Soliciting' sign be placed at the Watersong entrance. Don Bengel seconded the motion. Much discussion ensued. The question was called and the result was 'Yea' – 30, 'Nea' – 5. Margaret volunteered to lead the effort to acquire and place the sign.

## Other Concerns

1. **Entrance Sign.** Some ladies expressed their displeasure at the appearance of the 'Watersong' sign at the main entrance. Patty Weddle agreed at last year's annual meeting to head a committee of women to design a new entrance sign. Patty failed to establish that committee. Jeff estimated that a new sign would cost us a least \$5,000. Dodie Wilmer volunteered to chair a group to look into the design and costs of a new sign.
2. **Street Pavement...Section 3.** Concern was expressed over the failure to put the final topcoat down on Brandon Way from Callaway west to approximately Lot 70. Much speculation ensued as to why the work was not done at the same time as the rest of Section 3.

3. **Muskrat Traps.** Don Bengel reported that a number of muskrat traps were removed and set in resident's back yards. This was done by Land Lawnscape personnel when they were repairing the muskrat holes around Pond A. Jeff agreed to contact 'Trapper John' and inform him that his traps had been removed.
4. **Street Lamp for Jade Cove.** It was agreed that a street lamp was needed at the end of the Jade Cove cul-de-sac. Speculation ensued as to why the developer hasn't put one in yet. This will be brought to the developer's attention.
5. **Garage Sale.** Jeff recapped our recent Association garage sale. The sale has traditionally been held the weekend following Labor Day. He stated that the Shatto's have chaired this event in the past, but will not chair it in the future. Barbara (aka Sandy) Newlin volunteered to chair the event in 2010.

### **Quarterly Meetings**

Jeff noted that quarterly open board meetings were held this past year with the exception of July. There was no July meeting because the school was not available due to the summer break. Open board meetings will once again be scheduled during 2010.

### **New Residents**

All new residents were asked to stand and introduce themselves. The following new residents identified themselves:

1. Harris & Barbara Newlin
2. Bill & Roxanne Sandul
3. John Bobilya and his family
4. Gene & Doris Regnier
5. Jill Banks
6. Terry Zollinger
7. Ken & Jan Modesitt

There being no further business, Jeff adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Philip L. Fretz, Recording Secretary