**Watersong Community Association**

**Annual Meeting Minutes**

**Meeting date:** October 15, 2018

**Meeting time:** 7:00 – 8:30 p.m.

**Location:** Maple Creek Middle School

**Attendees:** Board Members: Richard Nesseth,, President

Ron Neuenschwander, V-P for Administration

Doug Miller – V-P for Maintenance

Mile Sokolowski, V-P for Communication

Joy Bodine, Secretary

John Augsburger, Treasurer

Residents: 30 lots represented

**Absent:** Bill Cross, V-P for Compliance & Legal

**Call to Order – Welcome**

Board President Richard Nesseth called the meeting to order at 7:00 p.m. by welcoming new residents: Marilyn and Ted Lepird, Gwen Adams, and Andrew and Whitney Craig.

We have the deed to vacant lot #86 on Brandon Way that has soil issues and couldn’t be built on. Greg Walbridge deeded the lot to us at no cost to Watersong. We no longer have any affiliation with him. We sold the lot to the owner of lot #87 for $7000.

Board Elections – Offices are elected on a yearly basis. Requests for volunteers were sent to the Watersong Community on September 12 and September 29. Because there was no response, the following will be board members for 2018-2019: Joy Bodine, Bill Cross, Ron Neuenschwander, Dick Nesseth, and Mick Sokolowski. It is at the discretion of the Board of Directors whether two residents will be appointed to fill the two vacancies.

**Ron NeuenschwanderHe welcomed new residents to the neighborhood. One more undeveloped lots has been sold. We have 3 lots remaining unsold. Two houses are currently being built.**

**Sly Fox trapped on Ponds A, B, and C. Six muskrats were caught. They will return in November to see if more trapping is necessary. There is still activity on Pond C. He will return at no cost to us in November to trap as needed.**

**A letter was received by parents of children attending Maple Creek. The website noting sexual offenders is http://www,allencountysheriff.org/sex-offender.**

**Ron – VP for Administration –**

Working with Lawnscape has been a struggle this year. Even though the owner was at our annual meeting last October and promised to do a better job, that has not happened. The mowing and plowing contract is up January 1, 2019. We will be putting out bids. Please let one of the board members know of suggestions for from whom to request bids. Lawnscape has not raised their rates in at least 9 years. Lawnscape will probably be the low bid again; however, it is hoped the other bids will be considered. Dues have not been raised for 7 years. We are under pressure to get services we want with rates from 9 years ago. The big deal is what it will cost us to get someone else.

We will send bid results out to residents, allowing them a chance for input before the decision is made. The decision needs to be made quickly so that the budget can be reworked and statements for annual dues can be sent out the first of the year.

Rip rap under construction. Loren is supposed to fill in where erosion is. If the weather holds, he will be done in about two weeks.

Email notices were sent out to villa owners concerning snow plowing of their driveways this winter.

There will be a meeting of the villa owners as soon as the mowing/snowplowing bids have been received. The purpose of the meeting will be to discuss the bids and also to discuss whether any services will be

**Doug Miller – VP for Maintenance** – All work on the common area on Jade Cove is completed and the street light will be installed as soon as the electrician is available.

A-1 will be working on the sidewalks the last week of November. Weather is not a factor for them getting their work done. Letters were sent to 50 residents offering discounted leveling of their sidewalks. There was a response of 25-26. All residents are reminded that the homeowner is responsible for their own sidewalks and will be liable if a person falls and hurts themselves. A-1 can still be contacted if additional home owners want to take advantage of the discounted pricing..

Carol Korte questioned what the dollar amount is that the board is allowed to spend without a vote. John Bobilya responded that the covenants restrictions are on dues.

John Wicklein was questioning the differences in the budgeted amount on the Treasurer’s report compared to 5 years ago. No action was taken.

There was discussion about the motion at the spring meeting to receive bids by August 1 for the rip rap and why there was not another vote to approve commencing with the project.

**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** – Miscellaneous Grounds Maintenance is the down payment for the rip rap. It was noted by a resident that the amount left in the Mowing Villa account seems to be high since this is October. Part of the reason for the increase in the amount of villa services is because we have additional single family homes opting to pay for villa services.

**Activities Committee – Lynn Kurek** – Mary Sokolowski, Peg Nesseth, Lynette Augsburger, Karen Hall, Betty Kohrman, and Carol Fretz helped Lynn with the Activities Committee this years. Flags were placed for all the appropriate holidays. Marilyn Lepird has volunteered to continue with that project. Several activities had to be canceled due to lack of interest. A group did go to the castle at St. Francis and attended a dinner/movie at Praise Lutheran Church on a Friday night during the summer. The progressive dinner is Sunday. Thanks to Lynette Augsburger who has worked to organize that event. The monthly coffee is at Rise and Roll at 10:00. The day will be changed to the first Friday of the month.

**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** –

It was suggested that the Covenants Section 24 regarding fencing be reviewed because the only reason fencing is permitted is “to meet safety standards” and nowhere in the city or county have those standards been defined.

There being no further business, John Bobilya moved, and Doris Regnier seconded that the meeting be adjourned at 8:20 p.m. Motion passed.

Respectfully submitted,

Joy Bodine, Secretary