**Watersong Community Association**

**Quarterly Meeting Minutes**

**Meeting date:** April 22, 2019

**Meeting time:** 7:00 p.m.

**Location:** Maple Creek Middle School

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

Bill Sandul, Vice-President for Administration

Richard Nesseth – VP for Compliance and Legal

Roxanne Sandul – Vice-President for Communications

Ron Neuenschwander – VP for Maintenance

Mick Sokolowski, Treasurer

Joy Bodine - Secretary

Residents: 23 lots represented

Board President Richard Nesseth called the meeting to order at 7:00 p.m. by welcoming Phil and Dorcus Stuckey, Aaron and Brenda Robbins, Mark and Christine Kissner, and Cheryl and Robert Ortwein, new residents in Watersong.

We are appreciative of the early mulching of the villas and common area. Black mold is developing on some homes. Owners can have homes power washed or use a substance, purchased from the hardware store, with a garden hose to remove the mold. Wet and Forget is a good mold remover for siding. Please don’t feed the ducks and geese. It is drawing undesirable animals– raccoons and skunks.

We need someone to serve as Activities Chairperson. Jan Kinane will co-chair. Contact a board member if interested in helping Jan. Two other volunteers have stepped up so far to help her.

In 2011 we got quotes for hiring a management company in case we did not have enough people to run for the board. At that time we received two bids: one was for $900 per month the other was and $10,421.64 annually. If we don’t have enough people volunteer to serve on the board, dues will rise at least $100 per year per household.

**Officer Reports:**

**Bill Sandul – VP Administration: For a quicker response, please contact Bill at 260-515-9430 or** [**billsandul@icloud.com**](mailto:billsandul@icloud.com)**.** March 18 the pre-emergent was applied to the common area and villas. Momentum herbicide was applied. Round 2 will be applied at the beginning of May. The composition for the June, July, and August applications will be 32-0-8 composition. The last application will be 24-0-11 in mid-October. Lawnscape will start mowing Wednesday. The common area is traditionally not done the same day.

It was requested that the following be addressed with Lawnscape:

1. Regarding the easement between Falling Water Blvd and Cauthorn Court:

    a.  Mowings have been routinely missed in this area (from last year)

    b.  Grass has grown up to 10" - 12" high at times

    c.  One of the residents on Crooked Creek Pkwy mowed it a few times last year.  Is not willing (nor should he have to) to do it again

2. Regarding the use of large mowers cutting grass in low lying (often wet) areas:

    a. This creates ruts and uneven mowing

    b. Suggest use of lighter, smaller mowers in these areas

    c. Case in point--back yard on 12715 Schooner Drive

3. Regarding mowing around ponds:

    a. Please have crew position mowers so that grass is not blown into the pond for at least 2 passes around the pond

4. Regarding siding damage from trimmers:

    a. Please request trimmers to be careful as to not damage siding when trimming around houses

5. Regarding the trees along Union Chapel Road, on the far east side of the addition:

    a. These trees have been mulched only on the side facing the road. The side facing the residents' homes have not been mulched.

**Bill Cross – VP Compliance and Legal:**

The Arch Committee has received several requests for roofing. Watersong now has the names of several shingle manufacturers that have shingles that fit well with Watersong. GAF weathered gray, IKO Cambridge Architectural Shingles in Weatherwood, and Atlas pinnacle shingles in Heather have all been approved  
  
At the Allen County Neighborhood Assn meeting Bill learned that there have been instances where contractors that are not licensed have been hired. He recommended that residents make sure licenses and permits are checked before having work done.

Volunteers, particularly from the single family residents, are needed for the Arch Committee. Please let Bill know if interested in participating.

**Ron Neuenschwander – VP Maintenance:** The light at the end of Jade Cove is finally installed. The electrician will hook up the electricity in the next couple weeks. The light at the corner of Falling Water and Crooked Creek Parkway has been repaired.

Muskrats have been spotted. They will need to be trapped.

Rip rap clean-up is not complete. All the rip rap is down, but the contractor will come back to work on yards when the yards dry.

**Joy Bodine – Secretary:** Please contact Joy when phone numbers and emails change. Real Clean will be cleaning the outside of villa windows May 8 and September 9. Villa owners interested in having insides washed at their expense or single family residents wanting either inside or outside washed may call Real Clean at 489-3774 to schedule a time.

**Mick Sokolowski – Treasurer:** The board was notified that thereare four dead trees at the east side of the entrance of Watersong. If they are dead and on common area, they will be replaced. Board members were planning to look at the trees following the meeting.

The total amount used for rip rap was about $13,000. A resident felt that the money should have been used first for a sign before doing rip rap. That resident also felt the rip rap project should not have been completed, however, it was requested that he look at the Chapel Creek ponds to determine the amount of damage that would happen to Watersong ponds if the ponds had not been addressed.

John Wicklein questioned the difference in budgets from 2013 and 2019. Several board members will get together with him to discuss the matter.

**John Bobilya – Long Range Planning –**The committee received bids from 2 different companies and narrowed 7 sign proposals down to two. John will be sending out an email with a picture of the two proposals. Residents will be asked to vote for one or the other sign and whether they are in favor of replacing the sign. Custom Signs quote is for $12,000. Indiana Sign Works quote is $11,169. The concrete base is being reused for both quotes. When asked how the sign would be paid for, John reported that his committee is only responsible for attaining bids; it is up to the board to determine how to pay for the sign. A one-time assessment is one possible way of paying for the sign.

**Activities Committee -** The Watersong Assn. garage sale will be June 6-8. Dodie Wilmer will place an ad in the newspaper and post signs at the entrance for the Association. Residents participating in the garage sale are asked to put out balloons at their homes and to put out signs with arrows to indicate which streets have garage sales. The garage sale will annually begin the first Thursday in June.

**Peg Nesseth - Welcome Wagon/Care Committee:** Please let her know who needs cards.

John Bobilya moved, Jon Roemke seconded that the meeting be adjourned.

Respectfully submitted,

Joy Bodine

Watersong Community Assn. Secretary