

Watersong Community Association Quarterly Meeting Minutes

Meeting Date: April 11, 2011

Meeting Time: 7:00 p.m.

Location: Maple Creek Middle School 8th grade multi-purpose room

Attendees: Board Members: Roxanne Sandul, President
Ron Neuenschwander, Vice-President for Administration
Ken Webb, Vice-President for Compliance & Legal
Phil Fretz, Secretary/Treasurer

Residents: 20 lots represented in attendance
Developer: not represented

Board Members Absent: Joy Bodine, Vice-President for Communication

Agenda: See attachment

Board President Roxanne Sandul called the meeting to order and welcomed & thanked everyone for coming.

Reminders/Updates:

Roxanne reminded residents of the upcoming Garage Sale on April 14-16 and several questions were directed to Dode Wilmer who organized the sale. In addition, a reminder of our annual spring clean-up day on Saturday, May 11, from 9-11 was given. Roxanne updated residents on the communication gap between the board and our developer, Gregg Walbridge. Several attempts have been made to communicate with him regarding a number of outstanding issues that continue to be a concern for WCA. Efforts will continue to reach him and to come to a resolution on these issues.

Lawnscape Update:

Ron gave a report on what can be expected from Lawnscape this coming season, in terms of dates for spring clean up, pruning, and chemistry and schedule of fertilization. There was discussion of the quality/grade of mulch that has been used in the past and the desire of some residents to have a higher quality mulch applied vs. keeping our costs down. It was reported that Lawnscape was using the highest grade of mulch they had available and that dry, hot weather conditions can impact the degree of fading (last summer was extremely hot & dry).

Recycling:

Phil gave an update on how recycling is taking shape in our neighborhood. He reported that we had 8 participants, originally, and that now we are up to 33 families participating in the recycling program, which represents approximately 33% of our neighborhood compared to 63% of families recycling in Fort Wayne. Original monthly recycling fees were \$7/mo but with the new program they were reduced to \$3/mo with a promise of a further reduction to \$2.50/mo. It is our desire to increase the number of participants, and in an effort to do so, one of our younger residents, Carson Watkins, was asked to distribute fliers advertising the recycling programs; however, it appears that has not yet been done. Phil reminded residents of the myriad of items accepted as recyclables—including all plastics numbered 1-7.

Financial Report:

Board Treasurer Phil Fretz presented the financial report. He reported that the status of revenue for common services was about where it should be (villas 50%, single family 98%). He discussed current delinquencies: 1 villa owner, 3 single family owners, as well as our developer who still owes us \$3,960.78. Regarding expenditures for common services, Phil reported that all areas are within budget at this time; however, he warned that 95% of the annual budget for snow has already been used due to heavy snowfall in Jan. & Feb., leaving very little should we have heavy snowfall in December. Currently, there are no outstanding bills.

Phil brought us up to date on all the legal fees associated with Lot 87, which is in bankruptcy & foreclosure. Our current balance of \$52.55 in our legal fund will not be sufficient to cover anticipated expenditures.

Regarding villa services, Phil reported that our revenue is on target, with the exception of 1 delinquency, with payment expected soon. Again, the biggest area of concern in expenditures was for snow removal; the heavy snowfall this winter required us to use 113% of the annual budget; and again, budgetary problems will be an issue should we have significant amounts of snow in December. All other areas are within budget at this time and there are no outstanding bills for the villa section at this time.

Joan Westrick offered her thanks and appreciation on behalf of our residents for all that Phil does as our treasurer and acknowledged the considerable time and effort that he spends on this volunteer position.

Questions & Discussion from Residents:

The issue of Union Chapel Rd. being widened with the anticipation of an exchange at 69/Auburn Rd. was brought up. The point was made that some of Watersong's common area along Union Chapel Rd. may have to be sold to the state for this project. Discussion on whether Southwest Development (Gregg Walbridge) or Watersong Neighborhood Association would benefit from the proceeds followed. There are still more questions than answers at this point.

Connie Roemke brought up the fact that trees were planted last year in the parkway strip along the Brandon Way common area and inquired as to whether additional trees would be planted

at the end of Brandon Way in that common area, also. Phil Fretz said that the cost of those trees was in the budget. There was also discussion about the grass seed that was planted last fall in those same areas and how that grass has not come up as expected due to high winds that blew away the seed and straw immediately after seeding took place last year. Roxanne said that she would contact Lawnscape and speak to them about the possibility of them coming out and re-seeding that area at no cost. Bill Sandul volunteered to re-seed the area if Lawnscape would not re-seed for us.

Connie Roemke informed those in attendance that the street light at the end of Brandon Way has been flickering on/off—mostly late at night. It was agreed that we would have Sierra Electric come out and replace the bulb.

Caroline Shatto reminded everyone of our newly created Activities Committee which has a number of planned activities/events coming up, including a hopeful ballgame for Watersong residents.

There was discussion about our new method of newsletter delivery through e-mail and the advantages of doing that over hand delivering newsletters. Bill Cross made a motion that we continue with e-mail delivery and Bill Sandul seconded it and the motion was carried unanimously.

The meeting was adjourned at approximately 8:00 p.m.

Respectfully submitted,

Roxanne Sandul, President
Ron Neuenschwander, Serving as Recording Secretary