

## Watersong Community Association Quarterly Meeting Minutes

**Meeting date:** April 20, 2015

**Meeting time:** 7:05 p.m.

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

**Attendees:** Board Members: John Bobilya, President  
Chris Ocedek, Vice-President for Maintenance  
Joyce Sines, Vice-President for Administration  
Joy Bodine, Secretary  
John Augsburger, Treasurer

Residents: 25 lots represented

Board President John Bobilya called the meeting to order at 7:05 p.m. by introducing the board and talking about transportation plans for our neighborhood. Information may be viewed at <http://nircc.com/user/image/2016to2019tipdraft.pdf>. This is the NIRCC 2016-2019 Transportation Improvement Project. It appears that the widening of both Coldwater and Auburn roads has been postponed. John welcomed new residents Casey and Emilee Johnson, Mark and Diane Stein, and David and Dorothy Tarr.

John has received a complaint about muskrats on Pond 2. The resident on that pond has repaired his damage. John suggested considering rip rap or a different trapper and asked for suggestions. The deterioration of the common area along the pond on Falling Water needs to be addressed. The Board will attempt to contact Trapper John and will try to find another trapper. It was suggested we contact Pine Valley to see if they can help us with the problem.

### **Officer Reports:**

**Joyce Sines – VP Administration:** Joyce needs to be contacted with issues about snow plowing and lawn maintenance. The first fertilizing was done last week and will be done 4 more times during the summer. Spring cleanup and mulching will be done within the next 2 weeks and pruning will be done the middle of June. She is expecting that the mowing will begin within the next 2 weeks. It was requested that we make sure the common area is taken care of on Brandon Way by the pond.

Joyce requested that home owners add a mulch bed area or rocks where the grass is close to the siding. This needs to be done so that Lawnscape weedwackers do not continue to damage siding. Lawnscape will not continue to repair damage to siding.

Next fall Joyce will want to know if villa owners want their driveways cleared with a snowblower instead of a plow. Additional charge is \$8-12. It might be 24 hours after the snow plowing.

**Aaron Hoover – VP Compliance and Legal:** John said Aaron has been working on requests and has approved 3 so far this year. Please fill out the paperwork for any changes to be made to the property.

**Chris Ocedek – VP Maintenance** – Sidewalks are shifting in common areas as well as on private property. For the three spots on Falling Water, the 2 on east side and 1 on west side between the two ponds, the quote to repair was \$747.50 due to tree root which they are assuming they will have to remove. Any resident who needs sidewalks repaired in front of the resident's house can have it done at the same time. The cost to level 1 section slab is \$200 and 5 slabs is \$500. This is without root removal. The cost for 2 slabs with root removal is \$600 because the big cost is root removal. This company also repairs cracks in cement. Chris will check on the length of time of guarantee.

The name of the company supplying the bid is Green Concrete Leveling. Contact Chris if you are interested in having your sidewalk repaired. If the repair is done while the equipment is in the addition, there will be a discount to home owners.

Tree replacement – The board is looking for volunteer to coordinate the replacement project.

Grass will be planted where the old mailboxes were. We are asking the residents to keep that area watered for us.

Spring cleanup will be May 16 at 10:00 a.m.

Our mailbox guys will begin on the remaining mailboxes in 2 weeks when it warms up. Our goal is to finish all of the mailboxes by the end of the summer.

Earth First missed Cauthorn Court during the last pickup. They were originally not going to come back but did end up picking up the recyclables. Chris complained to Earth First about the early pick up of garbage. They should not be out before 6. Please let Chris know if they start coming early again.

**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 14. Villa owners interested in having insides washed at their expense or single family residents wanting either inside or outside may call Real Clean at 489-3774.

**John Augsburger – Treasurer** – John said he had nothing to report that is unusual. Most of the red numbers in revenue will be taken care of when villa dues are paid. The developer's red numbers probably won't be paid. We have liens on all unsold properties. John is hoping not much snow will need to be removed in November and December which would take care of the \$1600 deficit.

John said the villas could look at everyone having their driveways cleared by a snowblower and didn't know if we would still be the last area to be cleaned. This winter we learned that the

sidewalks by the street are not included on our present villa contract. We can check into how much that would cost, also.

We have completed the 4 quarters of \$50 extra assessment for villa owners. The \$50 will be dropped, but \$30 will be added to quarterly assessments for villas. We will have to closely watch finances to determine whether that is a big enough increase

Since the county salted our roads several times this winter, we need to check with Lawnscape about continuing to salt.

**Garage Sale:** Our garage sale is scheduled for May 28-29-30 from 8-5. Each house needs to have balloons and signs. Dodie Wilmer will put advertisements in the newspapers.

**Activities Committee:** Twenty three residents are going to dinner at The Cork and Cleaver this Thursday. Residents will go to the Wagon Wheel Thursday, June 25 to see West Side Story It is a matinee. July 13, 15, 16 or 17 we will go to a Tin Caps Game. August 7 is Hit Man at the Foellinger Theater. Tickets are \$20 or \$30. Monthly coffees continue. The committee will put out flags for Memorial Day, the 4<sup>th</sup> of July, Labor Day and Veterans Day. All were encouraged to attend their block parties during the summer.

**Welcome Wagon volunteer:** Lisa Beerbower has moved, and we need a volunteer to deliver packets to new neighbors and to send cards to neighbors.

Bill Cross moved and Jim Gentry seconded that the meeting be adjourned at 8:15 p.m.

Respectfully submitted,

Joy Bodine  
Watersong Community Assn. Secretary