

Watersong Community Association Quarterly Meeting Minutes

Meeting date: 6 April 2009

Meeting time: 7:30 p.m.

Location: Maple Creek Middle School Commons Area

Attendees:

Board Members:	Jeff Shatto, President Ken Webb, Vice-President for Compliance & Legal Jim Skinner, Vice-President for Communication Rick Weddle, Vice-President for Administration Philip Fretz, Secretary/Treasurer
Residents:	Joy Bodine, Lot 20 Carol Fretz, Lot 23 Jim & Bobbie Rodewald, Lot 24 David & Theresa Shaefer, Lot 59 Karen Webb, Lot 61 Stephen Scales, Lot 66 Scott & Gloria Kendall, Lot 83 Don & Linda Teusch, Lot 84/85
Developer:	not represented
Builders:	none attended

Agenda: (see attachment 1)

Board President Jeff Shatto called the meeting to order at 7:35 pm.

Jeff welcomed everyone and thanked them for attending.

Officer Reports:

Jeff Shatto

1. Pond Champs

Jeff stated that we had some performance problems with Pond Champs last year. They have promised us better service this year, including control of our current algae et al problem. Jeff has placed a call to Jeremy asking him when we might expect our algae problem to be visibly under control. Note: Jeff received a reply from Jeremy on 7 Apr stating that we should see our problem under control by mid-May.

2. Signage issue at front entrance

The proliferation of 'For Sale' and 'Open House' signs at our front entrance has resulted in a trashy appearance. In an effort to tidy up the entrance area, as well as various street corners in the plat, the Board agreed to restrict the display of 'Open House' signs to 24 hours prior to the open house. 'Open House' signs must be removed immediately following the conclusion of the event.

Action: Jeff will draft a letter for review by all board members. The final letter detailing our new policy will be sent to all builders.

3. Our new sign

The new sign to announce meetings and other community activities is now in place at the front entrance. It will be temporary in nature and reinstalled on an as needed basis.

4. Newsletter

The spring newsletter should be out within the next two weeks. Doug & Barb McCoy are awaiting the final inputs from the board.

5. Park strip trees

The park strip tree project was a success. Seventy-five new Cleveland Pear trees will adorn our community. Installation will take place this week. Bids were obtained from four landscapers. The contract was awarded to JPS Curb Appeal. A big 'Thank You' to Dick & Sara Niles for chairing this project. We will consider running the project again next year, but with a larger window for advertisement and participation. Details for next years program will be discussed at a future board meeting.

6. Varmint issues

a. Canada Goose Control

Phil gave an overview of a recent seminar presented by the Indiana Department of Natural Resources. The seminar focused on various techniques which can be used to control the proliferation of the Canada goose. Much discussion and many light-hearted comments ensued. The Board has acquired a permit from the U.S. Fish & Wildlife Service for the destruction of Canada goose eggs and nests. An article will appear in the spring newsletter asking residents for their cooperation in helping to control the Canada goose population in Watersong.

Action: Phil will prepare a newsletter article. He will also lead the egg and nest destruction team, and file all required paperwork with the U.S. Fish & Wildlife Service.

b. Muskrats

Jeff reported that John Platt, a hobbyist trapper, will trap our four ponds (2 Watersong, 2 Chapel Creek) on 20 April.

Ken Webb

1. Architectural Committee

Ken reported that in light of the recent resignation of a committee member the Architectural Committee has reorganized. Ken is now the chairman of the committee with Ed Christie (resident) and Ranell Bradfield (developer) serving as members. A copy of a project status report which Ken presented to the board is at attachment 2.

2. Legal Representation

Barnes & Thornburg LLP, Attorneys at Law, is now our official representative in all legal matters. The paperwork establishing the terms and conditions of this relationship has been completed and acknowledged by Ken Webb. A copy of the letter of agreement is at attachment 3. Ken is maintaining the official files on all legal matters.

3. Letters to Builders

Ken provided copies of letters he has sent to Timberlin Properties, LLC, and Kam Construction reminding them that all architectural and landscaping plans must be submitted to the Architectural Control Committee for approval. These plans must be approved before any ground is broken or foundation constructed on the site. Copies of these letters are at attachments 4 &5.

Rick Weddle

Rick just returned from a long winter stay in Florida. He will be monitoring the lawn care performance of our contractor, Land Lawnscape Management, throughout the coming months.

Jim Skinner

1. Block Leader

Jim held a block leader meeting in February. Carol Fretz was introduced as the new block leader for Jade Cove.

2. Maintenance Committee

Block leaders are canvassing their territories in search of members to serve on the Maintenance Committee. To date nine individuals have volunteered to serve. A community work day will be scheduled for early May.

Phil Fretz

Financial Statements (see attachment 6)

Financial statements for 1 January thru 4 April 2009, for both Common Services and Villa Services, were presented. Phil reported that due to lighter than expected snow removal events in January and February we are in good shape financially at this time. However, a greater increase than expected in our trash collection rate in February (expected 5%, actual 10%) will consume some of the savings we realized from snow removal.

Comments/Questions from Residents:

1. Sidewalk between Lots 59 & 93

The question was asked about the yet-to-be-constructed sidewalk between lots 59 & 93. Jeff reported that Gregg Walbridge is planning to put the sidewalk in this spring.

2. Replacement of sidewalk in front of Lot 24

Bobbie Rodewald asked when the sidewalk in front of their house (lot 24) will be replaced. The sidewalk has been in a chipped and cracked condition for more than a year. There was no definitive answer provided. It is assumed by the Board that Gregg will replace the Rodewald's sidewalk at the same time that he constructs the sidewalk between lots 59 & 93.

3. Ladies' Monthly Coffee

Carol Fretz invited all of the ladies to the monthly ladies' coffee get-together. This informal social is held the first Thursday of each month. The next event will be on 7 May. Due to the recent closure of "The Mill" they have relocated their outing to the "Higher Grounds Coffee House" on Dupont Road next to Peerless Cleaners.

Action: Jeff asked Carol to prepare an article for the spring newsletter inviting all Watersong ladies to this event.

Action Items:

In addition to those action items previously referenced above the following were presented:

None noted.

Next Quarterly Meeting: 6 July 2009

There being no further business Jeff adjourned the meeting at 8:35 p.m.

Respectfully submitted,

Philip L. Fretz, Recording Secretary

6 Attachments

1. Agenda
2. Project Status Rpt
3. LOA
4. Ltr to Timberlin Properties
5. Ltr to Kam Construction
6. Financial Statements
7. Sign-in Sheets