

# WILLIAMSON RUN H.O.A., INC.

3715 Power Drive  
Carmel, IN 46033  
(317) 777-5222

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TO: Williamson Run Homeowners Association Board of Directors  
FROM: Debbie Hammes – Benchmark Community Management  
DATE: August 31, 2007  
SUBJECT: Recap of the August 23, 2007 Board Meeting

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**The July Board meeting was called to order @ 6:35 p.m. at the community clubhouse.**

**Board Members Present: Debbie Anderson, Bob Hilgenberg, Maher Rizkalla,  
Chris Dykes, David Frische and Tim Smith**

**Board Member Absent: Jeff Burget**

**Benchmark Community Management: Debbie Hammes (Agent)**

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1. BOD reviewed and approved 07/19/07 Board meeting recap.
2. BOD reviewed and approved July 2007 Financial statement.
3. BOD reviewed delinquency report. Ten homeowners are delinquent on the July 2007 installment of H.O.A. dues.
4. Agent presented two bids for the landscape project on the Doty pond to install a natural barrier between Brier Lane and Williamson Run. Gardens of Growth bid was for \$1400.00 to plant nine Colorado spruce, 3 bald cypress, and 3 weeping willows. The bid from Adams Landscape for similar trees was \$800.00. Board approved the bid for \$800.00 and instructed agent to coordinate planting of the trees with Brier Lane. Work will begin the middle of October. Agent was also instructed to contact Indiana Utilities to have them look for underground wiring.
5. Board member Debbie Anderson has sold her house and will be leaving the neighborhood and the Board September 1, 2007. Angie Groden has offered to replace Debbie for the remainder of her term which runs through April 2008. Board instructed Agent to contact Angie to see if she was still interested.
6. Board discussed the increased incidents of vandalism in the neighborhood over the summer. Names of suspects are known to several Board Members. Both suspects attend Carmel High School. Tim Smith has an acquaintance in the Carmel High School police. Tim will contact Carmel High School with the names of the suspects with hopes of deterring further vandalism.
7. Bob Hilgenberg has ordered a new mail box for homeowner at XXX to replace the one Mr. XXX accidentally painted after receiving "Mailbox painting" letter from the Board.
8. The pool is scheduled to close the week of September 3, 2007 by Pyle's Pools. Pyle's Pools has agreed to winterize everything except the fountain. The fountain will be winterized at the end of September.
9. Bob Hilgenberg will supply agent with the address of mailbox posts Sean Hilgenberg has painted this past summer.
10. Board approved letters to homeowners not in compliance with the light post rule.
11. Board instructed Agent to contact Debbie Anderson to procure the name of the lawyer interested in recovering back property taxes for the neighborhood.
12. Agent asked Board if they were interested in procuring new bidders for next years contractors. No suggestions were made.

Meeting was adjourned at 7:22 p.m.

September Board Meeting is scheduled for September 20, 2007