

WILLIAMSON RUN H.O.A., INC.

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

TO: Williamson Run Homeowners Association Board of Directors
FROM: Debbie Hammes – Benchmark Community Management
DATE: March 2, 2008
SUBJECT: Recap of the February 21, 2008 Board Meeting

**The March Board meeting was called to order @ 6:35 p.m. at the community clubhouse.
Board Members Present: Jeff Burget, Angee Grogan, Bob Hilgenberg, David Frische
and Tim Smith**

Board Member Absent: Maher Rizkalla, Chris Dykes

Homeowners: None

Benchmark Community Management: Debbie Hammes (Agent)

1. BOD reviewed and approved 11/06/07 Board meeting recap.
2. BOD reviewed and approved November, December 2007, and the January 2008 Financial statements.
3. BOD reviewed delinquency report. There are currently nine homeowners delinquent on their of H.O.A. dues. The XXX and the XX are three payments behind. Board requested Agent prepare a delinquency letter to the XXX explaining that if payment has not been received by the end of March, legal action will be taken. This letter is to be sent certified mail. Board requested a second letter be written to the XXX asking them to inform Benchmark of their intentions to catch up on their HOA dues.
4. Agent was asked if there were any items that were needed for the pool this summer. Agent requested that the HOA purchase a new table and four chairs. The Board also asked Benchmark to purchase one more basketball hoop and several umbrellas. Agent agreed to purchase items before the opening of the pool. Agent was asked to look into a new head for the fountain as well as a shower head for the baby pool.
5. Agent reported on the Neva Lake pump project. Per Neil Crum, as soon as the weather improves the new pump will be installed by Armstrong Drilling.
6. Board reviewed a photograph of a caribou head that a homeowner would like to donate to the clubhouse. Board agreed there was no room for the mounting. Agent was asked to notify homeowner of their decision.
7. Agent reviewed an e-mail from XXX explaining the miss use of kitchen supplies by homeowners renting the clubhouse. The kitchen supplies are owned by the book discussion group, which meets in the clubhouse monthly. The Board asked Agent to prepare a response to XX with a new policy for those renting the clubhouse in the future. All renters will be told that the dishes are off limits and a sign will be placed on the dishwasher asking renters so turn on dishwasher if full. Also, Agent was instructed to purchase dishwashing liquid to be used by all homeowners.
8. At Novembers Board meeting the Board decided that each month a Board Member will write an article for the "Runner", the neighborhood newsletter. The board member responsible for each month is as follows:
 - April – Jeff Burget
 - May – Dave Frische
 - June – Maher Rizkalla
 - July - Angee Groden
 - August – Tim Smith

9. Agent was asked to procure a bid for timers on the clubhouse porch lights.
10. Board agreed that a permanent message board in Williamson Run, similar to the one in the Woodlands neighborhood would be too large and not comply with neighborhood architectural requirements. Alternative signage will be discussed at a future Board meeting.
11. Agent was asked to determine who owns of the fence on west side of Randall drive. This fence is in need of paint.
12. Angee Groden suggested the Board set a date to hold a neighborhood spring clean up. Trash debris would be removed from all common areas including 96th street and Randall Drive. Date will be selected at the March Board meeting.
13. Board requested Agent prepare and send out letters to homeowners with post lights inop.
14. Board agreed snow removal at the clubhouse will be completed by Bob Hilgenberg prior to the rental on February 23, 2008 for \$50.00.
15. The April Annual HOA meeting is scheduled for Thursday, April 17, 2008 at 7:00 p.m. in the community clubhouse.

Meeting was adjourned at 7:20 p.m.

March Board Meeting is scheduled for March 20, 2008