

**WILLIAMSON RUN H.O.A., INC.  
3715 POWER DRIVE  
CARMEL, IN 46033  
317-777-5222**

**TO:** Williamson Run Homeowners Association Board of Directors  
**FROM:** Dave Frische – Board Member at Large  
**DATE:** March 4, 2009  
**SUBJECT:** Recap of the February 15<sup>th</sup> Board Meeting

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The February Board meeting was called to order @ 6:35 p.m. at the community clubhouse. Board members present: Angee Grogan, Bob Hilgenberg, Chris Dykes, Jeff Bergstdt, David Frische, Tim Smith and Jeff Burget

**Board Members Absent:** None

**Homeowners:** None

**Benchmark Community Management:** Debbie and Greg Hammes

**Capture Media Representative – Carol Brewer and Crew owner – Eric Schneller**

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1. BOD reviewed and approved 1/15/09 meeting recap, in lieu of minutes.
2. Review of February Financial Statement
3. Review of current HOA delinquency report. The board discussed and laid out an escalation procedure for the non-payment of HOA semi-annual fees. Final escalation step is a lien to be placed on the property. Delinquency letter was sent to the members on the report and lien process will proceed with the multi-period delinquent members
4. The board was visited by Carol Brewer, the HOA liaison from Capture Media. This was an opportunity for the Board to understand and ask questions pertaining Capture Media's revised process, schedule changes, and ownership change. Capture Media's new owner, Joe Stegman, is looking to improve and enhance the Runner with further content and offerings. The schedule for submission has changed to an earlier time period to allow for more consistent printing runs and Jennifer Cassidy understands the revised schedule and will manage the submission to the Runner. The Williamson Run Board letter to the Runner will be added to the agenda to insure alignment with the revised schedule.
5. The board was visited by Eric Schneller, owner operator of Crew Property Improvement Specialist ([www.crewspecialists.com](http://www.crewspecialists.com): 317-731-1000). Eric was able to present Crew's offerings and services ranging from painting, major remodeling, drywall, carpentry, etc.. His company employs bonded and insured workers and is looking to partner with the board on this kind of work. He is also offering a group of companies that offer a variety of services from Security, Windows, Audio/visual systems, landscaping, Lighting, to Cleaning. Crew and the associated companies are offering. The partnering would entail a 5% donation to the neighborhood fund for any work done by Crew or the associated companies within the Williamson Run. The board is interest in exploring the possibilities and has asked for references. The

- board also discussed options to advocate the partnering, if the references and initial experiences are positive.
6. The board discussed a number of covenant issues and how to pursue these issues in the future. A checklist form letter was advocated to clearly spell out the issues and expected resolution and associated timing. Letters were to be drafted for the XXX garage door and the XXX Fence.
  7. Agent was asked to purchase several symphony cards and mail one to Mr. Kaufman for the loss of his wife, Carol.
  8. Greg Hammes reported that the scheduled rip-wrap work on the drainage area re-constructed during the 106<sup>th</sup> Street water line project will be delayed until after the water line project is complete. Also, the asphalt pad that has been removed during the same project will be replaced. Agent was instructed to ask John Duffy from the City of Carmel to attend the March Board meeting and give an update on the 106<sup>th</sup> Street waterline project.
  9. Bob Hilgenberg, Tim Smith and Greg Hammes signed signature cards for the new Chase checking account. Agent will mail signature card to Chase.
  10. Board requested Agent add a new category titled, “unresolved issues” to the monthly meeting agenda.
  11. Agent was asked to contact Jay Mercer for legal advice regarding HOA rights on unresolved homeowner covenants violations. Agent is to update the Board at the March meeting.
  12. Agent reported on a new pool safety law, Virginia Graeme Baker Pool and Spa Safety Act of 2007. This law requires all pools and spas be equipped with safety equipment to prevent underwater entrapment by pool drains. Pyle’s Pools has supplied WR with a bid to complete this work. The approximate cost will be \$1500.00 for both the main and baby pool. Subject was tabled and will be discussed at the March meeting.

**Meeting was adjourned at 8:15 p.m.**

**Next meeting is scheduled for March 19, 2009**