

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: January 17, 2007
SUBJECT: Recap of the January 16, 2007 Board Meeting

The November board meeting was called to order @ 7:01 p.m. at the community clubhouse.
Board Members Present: Debbie Anderson, Jeff Burget, David Frische, Bob Hilgenberg,
and Jay Mercer
Board Member Absent: Rick Arnold and Connie Brune
Benchmark Community Management: Debbie Hammes (Agent)

1. BOD approved the 11/14/06 Board Meeting recap.
2. BOD reviewed and approved November and December 2006 Financial statement.
3. BOD reviewed delinquency report. All HOA dues for 2006 are current.
4. Seventy percent of the January HOA dues have been received.
5. Security system has been inoperative for over a month. The hard drive is suspect. A 5 year warranty was purchased with the system. Jeff Burget is working with the computer company to rectify the situation.
6. Agent was asked to contact State Farm to see if signage posted at the ponds is legally required. If so, agent is to investigate new signage for the vandalized signs located along the nature trails and near the ponds. If proper signs are not needed, post should be removed.
7. Board reviewed bids from three Landscape Architects to develop a three phase plan for replacement of common area landscaping which has become overgrown:
Garden of Growth - \$1250.
BAM Outdoor - \$3150.
Stony Creek - \$4000.
Board instructed agent to accept bid from Gardens of Growth.
8. Three masonry proposals were reviewed for ribbon brick work around the pool:
Indianapolis Pool Management - \$26,000.
Eisele Masonry - 5,250.
Arvin Masonry - 2,800.
The above repairs were all partial repair to fix only broken brick. Arvin Masonry also bid on removing all bricks and replacing all caulking for \$6200. Board instructed Agent to get a clarification from Arvin regarding scope of this bid.
9. Agent was instructed to procure bids from vendors to repaint pool bathroom floors.
10. Board approved the 2007 Reserve Budget (see attached).
11. Board asked agent to contact the City Street Department about a "No Outlet" sign on Randall Drive. During rush hours, traffic from 96th Street cuts through the sub-division. Many cars end up on the Randall Drive cul de sac, which is a dead end.

Next Board Meeting is scheduled for Tuesday, February 20, 2007.

Meeting was adjourned at 7:50 p.m.