

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: August 1, 2007
SUBJECT: Recap of the July 19, 2007 Board Meeting

The July Board meeting was called to order @ 6:35 p.m. at the community clubhouse.
Board Members Present: Debbie Anderson, Jeff Burget, Bob Hilgenberg, Maher Rizkalla and Chris Dykes
Board Member Absent: David Frische and Tim Smith
Homeowners: Kitty and Tony Shouse
Benchmark Community Management: Debbie Hammes (Agent)

1. BOD reviewed and approved 6/21/07 Board meeting recap.
2. BOD reviewed and approved June 2007 Financial statement.
3. BOD reviewed delinquency report. Four homeowners are delinquent on the January 2007 installment of H.O.A. dues.
4. Chris Dykes reported the 2007 Directory is close to being completed.
5. Homeowner at XXX has asked to have their clubhouse deposit for \$100 returned. Homeowners deposit was held due to damage to carpet after their rental on June 9. Board agreed that since the homeowner was not notified of the damage to the carpet in a timely manner, the deposit will be returned. Agent was instructed to return deposit.
6. Board approved a change in Clubhouse Rental procedures. Effective immediately, if damage is found after a rental, Agent will notify a member of the Board. The Board member will notify the renter of the damage within three days. Board members will rotate this responsibility.
7. Social Committee has asked the Board to approve the purchase of a basketball hoop for the pool with money from July fundraiser. Board approved the request and asked agent to purchase the basketball hoop.
8. Agent reported that the graffiti under the bridge over the creek has become personnel. Agent used two cans of spray paint to cover up unacceptable language. Board agreed they need to be more vigilant in keeping an eye out for young adults wandering the neighborhood.
9. The new quote to repair the copula was not available. Decision on roof repair was tabled.
10. Homeowners from Brier Estates met with the Board to discuss a possible tree barrier to replace the trees removed by Marathon Gas on the south side of Doty pond. Homeowner Pam Luber presented a landscape price of \$800. for the purchase of trees. All work would be done by Williamson Run homeowners as well as the homeowners from Brier Estates who have agreed to watering the new trees. Board agreed to meet with Brier Estate homeowners on Monday July 23 at the Doty Pond @ 7:00 p.m. to discuss landscape options.

Meeting was adjourned at 7:30 p.m.
August Board Meeting is scheduled for August 23, 2007