

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 28, 2007
SUBJECT: Recap of the March 21, 2007 Board Meeting

The March board meeting was called to order @ 7:05 p.m. at the community clubhouse.
Board Members Present: Debbie Anderson, Jeff Burget, David Frische, Bob Hilgenberg, Connie Brune and Jay Mercer
Board Member Absent: Rick Arnold
Benchmark Community Management: Debbie Hammes (Agent)

1. BOD reviewed and approved February 2007 Financial statement.
2. BOD reviewed delinquency report. Nine homeowners are delinquent.
3. Jeff Burget reported that the security system has been repaired at no expense to the association. The computer hard drive had to be replaced. Bob Hilgenberg and Connie Brune offered to help maintain the security system. Jeff will train Bob and Connie.
4. Homeowner, Jennifer Cassidy presented a proposal for a Williamson Run cost free newsletter. Capture Media Inc. will provide a monthly news magazine with subdivision news to Williamson Run homeowners. Williamson Run homeowners may e-mail information for inclusion to Capture Media. Advertising revenue allows Capture Media to provide the neighborhood newsletter at no cost to Williamson Run. The Board instructed Jennifer to move forward with Capture Media's proposal. It was also decided that a Williamson Run subcommittee will review the content of articles submitted by homeowners prior to publishing. Jennifer agreed to chair the Newsletter Committee.
5. Adam Garvey of Garden's of Growth presented an overall design concept for landscaping renewal in the Williamson Run common areas. The landscaping replacement will be accomplished in four phases starting with the Williamson Parkway medians. The 106 Street entrance area, clubhouse grounds, and the 96 Street entrance would be re-landscaped within in four years. Adam detailed the Williamson Parkway median phase of the project. (See landscape proposal).

The Board was concerned about the radical change in the landscaping design presented by Adam which included removing all of the current landscaping on the Parkway medians and replacing it with river birch, blue holly hedges, various ground covering and annuals. Agent was instructed to contact Garden's of Growth with the following suggestions: update and complement the current landscaping by keeping healthy trees, there should be no loss of green on the medians throughout the winter, add color from shrubs and trees, and incorporate more grasses and flowering trees (no messy fruit trees).

6. Two architecture requested were reviewed the Architectural Committee. Approval was granted for a fence at XXXX Drive. Plans for garage addition and driveway extension at XX is still under review.
7. Board accepted bid from Premier Garage to repaint bathroom and hallway floors in lower level of clubhouse.
8. Annual meeting is scheduled for Monday, April 16, 2007 at 7:00 p.m. The terms of three board members, Jay Mercer, Connie Brune and Rick Arnold, will expire this year.
9. The Board decided to have the pool deck power washed this spring. Agent will contact Sean Hilgenberg to schedule the work.

10. Homeowner, Diana Mitchell, contacted Benchmark with a request that a push broom and a squeegee be available at the tennis courts to remove debris before the courts are used. The Board suggested hanging hooks under the clubhouse deck on which the broom and squeegee can be kept. The board feels that keeping the broom and squeegee at the tennis courts will create a potential for vandalism.
11. Homeowner, Tom Hickey, will attend a seminar presented by the Indiana Department of Natural Resources on the "nuisance goose rule". New wildlife regulations allowing the destruction of Canadian goose eggs will be discussed.
12. Bob Hilgenberg informed the Board of a web-site at cityofcarmel.gis.com that allows viewing of lot lines deeded parcels.

The Annual Board Meeting is scheduled for Monday, April 16 2007 @7:00 p.m.

Meeting was adjourned at 8:55 p.m.