

# 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 @ 6:45 p.m. at the community clubhouse.**  
**Board Members Present: Angee Grogan, Maher Rizkalla, Chris Dykes, and Jeff Burget**  
**Board Member Absent: Chris Dykes, Bob Hilgenberg, Tim Smith and David Frische**  
**Homeowners: Joan Mercer and Bruce Young**  
**Benchmark Community Management: Debbie Hammes (Agent)**

---

1. Joan Mercer is working with Ann Gallagher from the Carmel police department to coordinate a Neighborhood Watch Program (NWP) in WR. The program would require a meeting with the homeowners interested in joining this group to discuss how the program works and what neighbors need to do to protect their property. Block captains will need to be selected to report suspicious activities and distribute information. Carmel NWP will install signage stating this is a Neighbor Watch community. Issue was tabled next meeting.

Joan also supplied the Board with a list of some “friendly reminders” to neighbors regarding areas that need to be spruced up during spring cleaning (see attached). Joan suggested this list be published in the WR Newsletter. Issue was also tabled.

2. Bruce Young reported the Neva Lake pump is due to be replaced on Monday, March 25. This pump in conjunction with the creek feed pipes being cleared, should rectify the issue of low water levels in Neva Lake. Bruce also informed the board of the problem of high lake levels during heavy rains causing flooding and erosion on his property. Bruce has investigated a modification to one of the creek feed pipes that would allow the pipe to be manually closed off to control the lake level. The valve position will be controlled by homeowners on Neva Lake. The bid for this modification was \$700.00. Bruce is obtaining bids from others vendors. Issue was table to next meeting.
3. BOD reviewed and approved 2/21/08 Board meeting recap.
4. BOD reviewed and approved February 2008 Financial statements.
5. Spring clean up day is scheduled for Saturday, April 19 at 9:00 a.m. Homeowners will meet at the clubhouse. Some of the areas that need attention are tennis courts, 96th and Randall litter pick-up, and Randall Drive fence painting. Information advertising this event will be submitted to “The Runner”. Fliers will also be distributed. BOD asked Benchmark to seek out neighborhood children interested in helping during spring clean up day to paint the fence on Randall Drive. Painters will be paid \$8.00 per hour.
6. XXX described a robbery that took place at her home at XXXPower Drive. The intruder entered her home through an unlocked door at the rear of her house on March 11, around 3 a.m. Intruder took a wallet from the kitchen counter. Police were called and a report was filed. Suspects were seen using the stolen credit cards at local department stores. Crime is still under investigation.  
  
That same evening the screen door to sunroom at XXX Shafer Circle was slashed. It is assumed the same intruder was looking of an unlocked door.
7. The annual Easter Egg Hunt is scheduled for Saturday, March 22 at 1:00 p.m.
8. BOD approved Jennifer Cassidy’s suggestion to add personal announcements to “The Runner”, the neighborhood newsletter.
9. Angee Grogan agreed to serve on the Pool Committee in 2008.

10. Benchmark suggested Reserve funds be removed from Symphony bank to diversify the Associations money, banks are only insured up to \$100,000. Benchmark felt it would be safer to move and funds and deposit \$30,000 into a secure CD to earn more interest. Agent was instructed to remove all of the Reserve savings from Symphony Bank and deposit the money into another institution.

Meeting was adjourned at 8:00 p.m.  
Annual meeting is scheduled for April 17, 2008