

# WILLIAMSON RUN H.O.A., INC.

3715 Power Drive  
Carmel, IN 46033  
(317) 777-5222

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TO: Williamson Run Homeowners Association Board of Directors  
FROM: Debbie Hammes – Benchmark Community Management  
DATE: May 20, 2007  
SUBJECT: Recap of the May 17, 2007 Board Meeting

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

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1. BOD reviewed and approved 4/16/07 Board meeting recap.
2. BOD reviewed and approved April 2007 Financial statement.
3. BOD reviewed delinquency report. Four homeowners are delinquent on the January 2007 installment of H.O.A. dues.
4. The following Board positions were approved:  
President – Bob Hilgenberg  
Vice President – Tim Smith  
Secretary – Debbie Anderson  
Treasure – Chris Dykes  
Members at Large - Jeff Burget, Dave Frische and Maher Rizkalla  
  
Dave Frische and Jeff Burget agreed to serve another year on the Architectural Committee.
5. Chris Dykes suggested there were too many roofing advertising signs in the neighborhood, especially the sign for Whitestone. Jeff Burget and Agent have called Whitestone asking that signs be removed after their project has been completed. Board decided to monitor the situation and remove signs that are on property after the contractor has left the site.
6. Board approved a letter to 72 homeowners asking that their mailbox posts be painted in compliance with the CC & R's. Terry Burget will monitor the project. The free paint for the mailbox posts will be kept at the clubhouse for homeowner's pick up.
7. Debbie Anderson prepared a flier explaining what chemicals can be used to help save ash trees from ash bore disease. Fliers were distributed to homeowner with ash trees in their front yards. Board agreed that it is the homeowner's responsibility to treat their trees and not the Association's.
8. Decision to approve project to add concrete pad and remove trees by the tennis courts was tabled until the June Board meeting when a bid for concrete work will be available from Tim Smith. Current bids are: Arvin Masonry -\$2800, and teardown only (Dick Gross) \$500.00.
9. Architectural approval was given to homeowners at XXX for a new wood deck and hot tub project.
10. Several major stains on the clubhouse upstairs carpet were found during routine cleaning after the clubhouse was rented by homeowners at XXX. Board instructed Agent to hold the \$100 security deposit and inform the homeowner that the carpet will need to be clean.
11. Agent presented a bid for \$865.00 from Ski Landscape to repair the drainage problem on the west side of pool. Decision to accept this bid was tabled and agent was asked to monitor the situation and report back at June's Board meeting.

12. During opening of the pools and fountain, supply line valves and anti-siphon valve were found to be split. Most likely cause was improper shut down last fall. Pipes froze and split during the winter months. D.P. Mechanical Services repaired the leaking valves.
13. Bob Hilgenberg will cut down the dead trees on the common areas and grind the stump from the tree on the median near the 106 entrance that was cut down last year.
14. Agent was asked to prepare a letter to the homeowner at xxx regarding a boat that has been parked in their driveway for three weeks.
15. Agent reported that Williamson Run has received new property tax assessments for the common area. All common area taxes were reduced to zero value due to the inability to build on the land. This will result in lower property taxes this year.
16. Agent was instructed to procure bids for fixing the clubhouse ceiling which has been damaged due to the cupola and heating vent on the roof leaking.
17. Agent reported that neighbor Sean Kelly would like to do some community service hours in the neighborhood. Agent suggested Sean repaint the Williamson Run signage on the bridge over the creek. Board approved.
18. Bob Hilgenberg stated that he was happy with the new lake company, Hoosier Aquatics, and pleased with the good job they are doing this year.
19. Dave Frishe asked agent to see what can be done about the trailer parked on the property located at 96 Street and Randall.

Meeting was adjourned at 7:30 p.m.  
June's Board Meeting is scheduled for June 21, 2007