

# 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, 2008  
SUBJECT: Recap of the May 15, 2008 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: Jeff Burget, Jeff Bergstedt, Angee Grogan, Chris Dykes, and Bob Hilgenberg and Tim Smith**

**Board Member Absent: Dave Frische  
Homeowner: XXX  
Benchmark Community Management: Debbie Hammes (Agent)**

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1. BOD reviewed and approved 4/17/08 Board meeting recap.
2. BOD reviewed and approved April 2008 Financial statement and delinquency report.
3. Homeowner XXX spoke to the Board on his concerns on the activity in the clubhouse parking lot. XXX resides next the parking lot and is constantly removing garbage from his property such as alcohol bottles and drug paraphernalia left by people throwing their garbage on the parking lot and XXX property. XXX is asking the Board to consider installing another light in the parking lot to make the area safer. XXX is willing to allow the association to tap into his electricity to make this possible. After reviewing the area, Board asked Agent to procure bids for installing lighting in the clubhouse parking lot.
4. Board approved the following 2008 WR Board Positions:
  - President – Bob Hilgenberg
  - Vice President – Tim Smith
  - Secretary – Angee Grogan
  - Treasure – Chris Dykes
  - Members at Large – Jeff Bergstedt, Jeff Burget and David Frische
5. Committee positions are as follows:
  - Architectural Committee – Jeff Burget and Jeff Bergstedt
  - Pool and recreation committee – Angee Grogan
  - Social Committee liaison – Chris Dykes
6. Spring Clean up has been cancelled. Randall Fence painting is scheduled for Saturday June 14 @ 9:00 am. Bob Hilgenberg will organize the fence painting effort. Agent will contact the Carmel Streets department to see if they will remove the litter at the 96<sup>th</sup> street entrance to WR. If not, the Board will meet on Wednesday May 21 at 6:00 to remove the debris. Clean up crew was asked to take a camera and garbage bags.
7. In preparation of the resurfacing of the clubhouse parking lot, Bob Hilgenberg will begin filling in the cracks starting on May 17.
8. Bob will contact XXX regarding his landscaping. Bob will explain what needs to be done to Mr. XXX yard to keep in compliance of the CC&R's.
9. Joan Mercer will schedule the Neighborhood Watch Program the second week of June. Joan will distribute fliers notifying WR residence of date and time.
10. XXX mailed a letter to Benchmark complaining about the letter they received from the Board asking the XXX to repair their landscaping. Board requests Agent send a copy of the letter to them. Agent was also asked to contact Jay Mercer regarding our legal status in this matter.
11. Board was asked to review the possibility of install an electric speed sign in the neighborhood to deter driver from speeding through WR streets. Board agreed a \$4,000 electric speeding sign was too expensive. Homeowners will be reminded of the speed limits via "The Runner".
12. Homeowner XXX requested the common area north of her property be mowed. This area was one of the areas where trees were cleaned out by Marathon Gas. Since the area is very visible the Board agreed to have the landscape company mow the area. Per Ski Landscaping, there would not be an additional charge to mow this area.

13. Homeowner XXX would like to Board to remind homeowners that post lights need to be standing straight. Board agreed this would be done through "The Runner".
14. With all of the current vandalism in the neighborhoods, the Board agreed to look into a security system to oversee the entrances and the bridge area of the neighborhood. Tim Smith will look into the cost of a security system.
15. The City of Carmel is expected to start the round-a-bout at Keystone and 106<sup>th</sup> Street on May 27. The construction should take approximately six months. According to the project manager 106<sup>th</sup> Street will not been widen. The City Planner is willing to come and speak to the neighborhood about the Keystone project.
16. Tim Smith will submit Board phone numbers to the Runner for notification of suspicious activity.
17. Angee Grogan is scheduled to submit July's Board member message to the Runner, Tim in August.

Meeting was adjourned at 8:15p.m.  
June meeting is scheduled for June 19, 2008