

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: November 16, 2007
SUBJECT: Recap of the November 15, 2007 Board Meeting

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

1. BOD reviewed and approved 09/25/07 Board meeting recap.
2. BOD reviewed and approved September and October 2007 Financial statement.
3. BOD reviewed delinquency report. Six homeowners are delinquent on the July 2007 installment of H.O.A. dues. Board requested agent prepare a letter to delinquent homeowners asking for an installment plan to pay their HOA dues.
4. Homeowner's Greg Brown and Neil Crum presented a proposal to repair the existing pump which fills Neva Lake from a well when the lake is low. Greg gave a history about Neva Lake. The lake was originally a gravel pit that was never properly sealed. In order to help the lake maintain its water level, a 50' deep well was drilled in 1995. This well is equipped with a pump capable of raising the water level one inch per week. The pump has stopped running after 12 years in service. Neil Crum presented a bid from Joe Armstrong Well Drill to replace the pump for \$3953. C & J Drilling submitted a bid to replace the pump for \$4350. CJ Drilling's estimate includes the costs for accessing the pump with heavy equipment which may cause lawn damage to homeowner's yards adjacent to pump. Armstrong claims they use portable equipment to keep landscape damage to a minimum. Board requested Neil e-mail bids for pump repair to Benchmark.

Also, to assist the pump in 1995 6" PVC pipes were installed to divert water from Carmel Creek into Neva Lake. These pipes were found to be clogged with debris. Long term these pipes need to be replaced. The Board requested bids for cleaning pipes be procured by Neil and Greg and sent to Benchmark for Board approval.
5. The first neighborhood newsletter "The Runner" has been distributed to Williamson Run residence. Bob received a phone call from Rick Nelson regarding the cost of the newsletter. BOD instructed Agent to contact Mr. Nelson to inform him that the newsletter is printed and distributed to WR by Capture Media, Inc. free of charge.
The Board agreed to have a Board member write an article each month for the newsletter. This responsibility will rotate between Board members. Bob Hilgenberg agreed to write the first letter.
6. Board reviewed the proposed 2008 budget presented by agent (see attached). Reserve spending was discussed. BOD approved the following Reserve spending:

• Parking lot resurfacing	\$1500.00
• Neva Pump	4000.00
• Pool resurfacing	4500.00
7. Angee Groden suggested WR erect a permanent sign for announcing neighborhood events. The sign would resemble the one in Woodlands neighborhood off Lakeshore Drive E. The board agreed to check out the sign before the next meeting.
8. First annual Thanksgiving Trot is planned for Thanksgiving morning starting at the clubhouse. This event has been planned by Tracy Stevens from Briar Lane.

9. Agent was asked to investigate into whether or not paver driveways were allowed in Williamson Run.
10. Chris Dykes presented the Board with update on adding a third car bay to existing garages. Market research shows 65% of home buyers in the \$300,000 price range desire three car garages. Chris will prepare a proposed change to the current CC & R's which would add a design alternative for adding a third car stall.
11. Agent was asked to procure a bid from Republic Trash Services for comparison to our existing contract with BFI.

Meeting was adjourned at 8:40 p.m.

December Board Meeting is cancelled next meeting is scheduled for January 17, 2008