

# 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: October 25, 2008  
SUBJECT: Recap of the October 16, 2008 Board Meeting

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**The October Board meeting was called to order @ 6:35 p.m. at the community clubhouse.  
Board Members Present: Jeff Burget, David Frische, Angee Grogan, Bob Hilgenberg,  
and Tim Smith**

**Board Member Absent: Jeff Bergstdt**

**Homeowners: None**

**Benchmark Community Management: Debbie Hammes (Agent)**

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1. BOD reviewed and approved 9/11/08 Board meeting recap.
2. BOD reviewed and approved September 2008 Financial statement and delinquency report.
3. The BOD is concerned about the large amount of overdue HOA fees from the homeowner at xx. BOD asked Agent to contact homeowner requesting an effort be made to start paying off the past due payments.
4. Bob Hilgenberg spoke with homeowner's xx regarding the arrest of the boys who were caught breaking into unlocked cars on September 5. Bob asked xxx to send him the report he received from xx regarding the break-ins and the other damage to the neighborhood. Xx has yet to produce the report. Bob's request to have xxx speak with the BOD was denied.

Friday a week after the arrests, Bob Hilgenberg saw four boys hiding under the bridge on Power Drive. The police were called and the boys were questioned. None of the boys lived in WR and one of the boys had been arrested the previous Friday evening in conjunction with the car break-ins. The boys were searched and nothing illegal found. Bob has asked that all neighbors keep an eye out to protect the neighborhood.

5. Agent presented the proposed 2009 bids. The following bids were approved by the Board:
  - Landscape – Ski Landscaping
  - Irrigation – B & B Landscape
  - Lake Care – Hoosier Aquatics
  - Management Company – Benchmark Community Management
  - Pool Management – Benchmark Community Management
  - Pool open and Close – Pyle's Pools
6. The following 2009 reserve spending will be added to the 2009 budget:
  - Repair clubhouse fountain brickwork
  - Paint pool fence
  - Tennis court back board
  - Three new pool umbrellas
  - Neighborhood social signs
  - Pool chlorinator

7. BOD is looking into ways to eliminate the green scum that accumulates on the ponds at the 106<sup>th</sup> street each summer. Agent was asked to contact Greg Brown to see if he is aware of anything that would help the water quality. Agent was also instructed to contact Hoosier Aquatics to have the two lakes treated.
8. The concrete curbs in front of the clubhouse are being damaged due to an excess of water either from the irrigation system or from a leak in the fountain. Agent explained that it could not be from the fountain since the fountain only needs to be filled once a week. Agent's feel the cause of the floating concrete is due to the irrigations system. Agent was asked to contact B & B Irrigation to see if they can find the leak.
9. Bob Hilgenberg still needs to sign the saving account papers at Chase at the 146<sup>th</sup> Street office. Bob promised to sign this week.
10. Board has agreed that Board Meeting minutes will be prepared by a board member instead of the Agent. The board member responsible for taking the minutes will rotate each month.
11. Jennifer Cassidy, editor of the Williamson Run newsletter, stopped by and took pictures of the Board Members to be used for the November "The Runner" magazine.
12. Sunday, December 7, 2008 is the date of the annual children's holiday party. Tim Smith will look into finding a Santa for the pictures that day.
13. After re-measuring the downed Sycamore tree at xxxxxx, it was determined the tree originated on common property. Agent was asked to have the tree removed. The lowest bid was from Discount Tree for \$800.00.

Meeting was adjourned at 7:50 p.m.

March Board Meeting is scheduled for November 20, 2008