

WILLIAMSBURG IN THE WOODS
Annual HOA Meeting
Meeting Minutes
May 8, 2023

The annual HOA Meeting took place at Plainfield Christian Church. The meeting was called to order at 7:00 PM by Kyle Thompson. The meeting started off with introductions from the homeowners. Craig Johnson read the minutes from the 2022 annual meeting. A motion was made and the meeting minutes were accepted.

TREASURERS REPORT

Calendar year end 5/1/2022 through 4/30/2023:

Income:	\$ 24,361.44
Expenses:	\$ 18,056.61
Excess Savings:	\$ 6,304.83

One-time fee (Covenant Update): \$ 3,474.96

Annual Audit completed by Craig Johnson, Kyle Thompson

Current Balances: 4/30/2023

Checking:	\$ 2,102.54
Savings:	\$ 42,569.65
Total:	\$ 44,672.19

- Dues not paid: Lots (9)
- Late notices have been sent out
- Previous issue with one neighbor and extended non payment was resolved in favor of the association

ARCHITECTUAL COMMITTEE

The 2022/2023 committee included: Kyle Thompson, Scott Gronotte and Craig Johnson. This year the committee went to an all-electronic review and approval system for the request forms. The committee aims to review & approve/deny all applications in a timely manner; within one week or less. With the new electronic system most applications are approved in three days or less. Forms and information are on the website or available from any board member. The HOA board received 3 requests between August 2021 and April 2022.

Architectural Applications Since May 2022

- Sweeney Pergola
- Jaisle Pergola
- Richardson Paver Driveway
- Roberts Fence
- Walton Driveway and Sidewalk
- Delong Patio Roof
- Castetter/Bell Fence
- Davis Fence

- Graber Driveway and Sidewalk
- Hylton Fence
- Mason Outdoor hardscape and landscape project
- Rodkey Reading Nook addition
- Thompson Remodel
- Schaffner Fence

NEIGHBORHOOD ENHANCEMENTS

- Ongoing Landscape maintenance by Smithscapes landscaping
 - Additional plantings to be installed for more colors in all seasons
 - Frame and allow entrances to be focal point
 - Monthly weeding and water as-needed
 - Mulch to be installed soon (waiting on flowering trees and maple helicopters to fall)
- Lawn mowing and weed treatment contract remains with Ground Services
 - Includes 5 lawn treatments
- Drainage issues project
 - Cancelled due to extreme increase in costs just for the estimate.
 - Revised estimate after last years meeting with expanded scope for the project came it at a minimum of \$ 19,500 verses the original estimate for a smaller project at no more than \$ 14,000
 - The board decided this was going to become too expensive given that this was only for a study and the revised estimate for the actual work could immediately exceed \$ 100,000

SPECIAL REPORT ON THE COVENANT MODERNIZATION

- Kyle reported on the modernization work to unify the covenants and address new concerns from the neighbors
- Unify and modernize existing document; specific items or changes
 - Base on the North section's document
 - All documents were similar, but minor updates were made throughout the development period
 - Rental Ban
 - Ban on all future rentals (including Airbnb & VRBO), expect the following exceptions
 - Hardship waiver – board can review and decide for a term of 1- year or less
 - Temporary relocation of the owner 50 miles outside WITW from change in employment
 - Active-duty military
 - Prior rentals are grandfathered
 - If property is sold, new owners will be subject to rental ban
- Structures
 - Solar panels may be permitted with approval from the ACC
 - Blacktop driveways are now disallowed (existing blacktop drives are grandfathered)
 - Tennis, paddle ball, and basketball courts may be permitted
 - No portable basketball goals on lot or street

- Vehicles
 - Properly licensed and plated motorcycles and mopeds may be operated within the neighborhood
 - Large commercial vehicles (box truck, semi-truck, flatbed trucks, truck with trailer) may not be parked on any homesite
- In-home businesses
 - Allow for businesses that, in general, are not noticeable by a passerby
 - Explicitly prohibits
 - Child day care
 - Barbershops
 - Animal hospital or grooming
 - Vehicle and small engine repair
- Landscaping and Homesite Maintenance
 - After sufficient notice has been given, the Association may mow unmaintained lawns at the owner's expense
 - No livestock or poultry may be bred or raised on any homesite
 - Only water tanks are allowed on a homesite
 - Must be hidden from street view
 - Oil, gas, and other storage tanks are prohibited
- The Association is entitled to recovering cost associated with the enforcement of the covenants
- Future changes will require 75% approval of all homeowners
- Notes about the process of the new covenants being approved
 - It was noted that per recent changes in the Indiana state law the association needed 75% of homeowners in each section to approve of changes
 - Participation was high, with an over 87% response rate and 91% of those responding being in favor of the updated covenant
- Recorded copies of the covenants are located on the association's web site for review

POSSIBLE FUTURE PROJECTS

- Front Entrance Irrigation
 - This has been requested for years.
 - The association is having trouble getting contractors to quote on the project.
 - We will continue to seek out the costs but believe it will be worth the investment.
- Mailbox & Street Post Painting
 - Reviewing options of the HOA subsidizing or purchasing new mailboxes for homeowners to provide an updated curb appeal.
 - Looking at options to have all mailbox and street posts painted.
 - A quote from Otto's was received for \$ 4,900 for all mailboxes.
 - Questions were asked about recently purchased mailboxes as well as a neighbor who is looking to replace a masonry mailbox with our standard ones
 - The board is going to include those ideas into a proposal supporting the comment below about possibly having the board handle all maintenance of the mailboxes in the future.
 - Bill Sweeny proposed from the floor that the association use the funds surplus to pay for new mailboxes for the neighborhood. It was discussed about having the association take over the maintenance of all mailboxes. The idea is being looked

into, recognizing this will be a substantial investment but would add better appearance for the entire neighborhood.

- A reminder about the annual promotion for purchases of mailboxes
 - Exclusive provider pricing (special week with additional 10% savings)
 - July 3rd – 7th 2023
- Revised neighborhood directory. Question asked for the board to look into publishing a directory. This has not been done for many years. But one comment was the issue of making emails public. So the board will look into.

NEIGHBORHOOD ISSUES/CONCERNS/QUESTIONS

- Maintain yards and landscaping
- Trailers, RV's and Boats
- Solicitors
 - Plainfield solicitor permit is required
- Pet Pickup
- Street Light Outages and Repairs
 - Outages can be reported to Duke Energy by any neighbor
 - Must provide the 3 or 4 digit number from each pole to Duke (see plate about eye level)
 - Call 1-800-343-3525
 - Or report on the Duke Website – www.duke-energy.com

ELECTION OF BOARD MEMBERS

- The neighbors approved the re-election of
 - Barbara Stader
 - Kyle Thompson

Meeting Adjourned at 8:07 PM

Minutes submitted by: Craig Johnson