

WILLIAMSBURG IN THE WOODS
Annual HOA Meeting
Meeting Minutes
May 18, 2015

The annual HOA Meeting took place at Plainfield Christian Church. The meeting was called to order at 7:00 PM by President, Kyle Thompson.

The meeting started off with introductions from the homeowners. Brianna Houghland read the minutes from the 2014 annual meeting. A motion was made and the meeting minutes were accepted.

TREASURERS REPORT

Year End 2014

Checking: \$1,623.08
Savings: \$9,665.47
Total: \$11,288.55

The annual audit was completed by Kyle Thompson & Kurt Kunkle.

Balance as of 05/14/2015

Checking: \$3,709.72
Savings: \$25,665.77
Total: \$29,375.49

4 lots have outstanding dues and 1 property has an outstanding lien on file.

ARCHITECTUAL COMMITTEE

The 2014 committee included: Kurt Kunkle, Terry Aders, Scott Lawrance, Larry Conrad and Craig Johnson. The committee aims to review & approve/deny all applications in a timely manner; within one week or less. Forms and information are on the website or available from any board member. The HOA board received 3 requests in 2014.

NEIGHBORHOOD ENHANCEMENTS

1. New Front Entrance Landscape Design
 - a. Received a lot of positive comments from the homeowners
2. Annual Landscaping and Mowing Contract with Showcase Lawncare
 - a. Bi-weekly maintenance program
 - b. Mowing as needed
 - c. Watering as needed
 - d. 5 lawn treatments

Questions/Issues about front entrance landscaping

1. Dandelions on Harnessmaker, Wheelwright & Schoolmaster
 - a. Issue was addressed and treatment will begin sooner in 2016
 2. Is Showcase aware of the boundaries of the neighborhood?
 - a. Kyle will discuss with Showcase
 3. Concerns were discussed with the ditch near Colony Lake. The ditch is getting clogged up with debris
 - a. Kyle will address with Showcase
3. Neighbors were reminded of the mailbox replacement program
 - a. Mailbox only - \$67.41 / Mailbox installed \$95.41
 - b. Post only - \$211.86 / Post Installed \$276.86
 - c. Entire Unit - \$279.27 / Unit Installed \$344.27
 - d.

4. New Christmas Decorations were purchased for the front entrances
5. Bylaw Revision
 - a. Amendment to Article V Section 3 – allows use of online banking without the need of two signatures on all checks

NEIGHBORHOOD ISSUES/CONCERNS/QUESTIONS

1. Poor lawn maintenance/curb appeal at certain residences
2. Mowing issues in Wheelwright retention area
3. Cars in streets
4. Overnight Trailers/Campers/Boats
5. Please pick up after your pet while walking in the neighborhood
6. Street Light Outages & Repairs
 - a. Outages can be reported to Duke Energy by any neighbor
 - b. Must provide 3 or 4 digit number from each pole
 - c. Call 1-800-343-3525 or report on Duke Energy's website
7. Township Line Road Project
 - a. A project information sheet will be sent to residents.
 - b. Information session on May 27, 2015
 - c. Township Line Road will be closed to through traffic June - ??
 - d. Carr Road closed for roundabout construction (June – July)
8. How many pets are allowed per household?
 - a. No more than 2 outside animals
 - b. As many indoor animals as desired by homeowner
9. Speeding on Liberty trail
 - a. Reminder of speed limit will be sent out with newsletter
 - b. 35 mph
10. Bases on stop signs need addressed as well as street signs
11. Golf Carts
 - a. Are they allowed?? The covenants aren't clear
 - b. The board has decided that golf carts are allowed and they will only address nuisances and under age drivers as they arise.

CURRENT PROJECTS FOR 2015

1. Front Entrance Landscaping
 - a. More Plants and new design
 - b. Control weeds and pruning as needed
 - c. Weekly watering as needed
2. Lawn Treatment Program
 - a. Aggressively treated dandelion issue along township line road and retention pond
3. Neighborhood Directory

POSSIBLE FUTURE PROJECTS

1. Front Entrance Lighting
 - a. Replace current fixtures with LED lights and move light fixtures closer to walls
2. Irrigation System at front entrances
3. Improve irrigation in Wheelwright common area

ELECTION OF BOARD MEMBERS

Larry Conrad did not re-run for 2015 calendar year

New Board Members

- Bill Strathmann replaced Larry Conrad

A motioned was made and Bill Strathmann was elected

Meeting Adjourned at 8:05PM

Notes taken by: Brianna Houghland

DRAFT