

**WILLIAMSBURG IN THE WOODS**  
**Annual HOA Meeting**  
**Meeting Minutes**  
**May 13, 2018**

The annual HOA Meeting took place at Plainfield Christian Church. The meeting was called to order at 7:01 PM by Craig Johnson.

The meeting started off with introductions from the homeowners. Craig Johnson read the minutes from the 2017 annual meeting. A motion was made and the meeting minutes were accepted.

**TREASURERS REPORT**

**Calendar year end 5/1/2017 through 4/30/2018:**

<b>Income:</b>	<b>\$ 25,965.19</b>
<b>Expenses:</b>	<b>\$ 13,165.02</b>
<b>Gain:</b>	<b>\$ 12,800.17</b>

The annual audit was completed by Craig Johnson & Bo Hood.

**Current Balances: 5/8/2018**

<b>Checking:</b>	<b>\$ 5,673.95</b>
<b>Savings:</b>	<b>\$ 42,803.62</b>
<b>TOTAL:</b>	<b>\$ 48,477.57</b>

14 lots have outstanding dues and 1 property has an outstanding lien on file at the time of the annual meeting. Late notices to be sent out after annual HOA meeting.

**ARCHITECTUAL COMMITTEE**

The 2017/18 committee included: Kurt Kunkle, Terry Aders, and Bill Stathmann. 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 between May 2016 & May 2017. Those were for:

- Kunkle Fence Extension
- Thompson Swimming Pool
- Gronotte Fence Replacement

**NEIGHBORHOOD ENHANCEMENTS**

- Front Entrance Landscaping. Mulch and Plantings updated at beginning of May. Adding more early blooming flowers for next year.
- Annual landscaping contract with LMK Landscaping.
  - Biweekly maintenance program (keep mulch fresh, pull weeds, etc)
  - Weekly watering as needed
- Lawn mowing and weed treatment contract with Ground Services
  - Includes 5 lawn treatments

**POSSIBLE FUTURE PROJECTS**

- New Street Signs
  - Request for reflective signs
  - Estimated costs are \$ 1,500 to \$ 28,000
  - Waiting on samples from two vendors
- Front Entrances
  - More early flowering plants
  - Irrigation for landscaping beds
- New Web site

## **NEIGHBORHOOD ISSUES/CONCERNS/QUESTIONS**

- Suspicious vehicles or people
  - Three reported incidents
  - No actual problems but we remain vigilant
  - If you do suspect foul intentions call the police
- Trailers and RV's
- 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](http://www.duke-energy.com)
- Expansion of the Settlement (East of Dan Jones)
  - Name will be the Settlement West
  - Plan is for 124 single family lots
  - Will stay on the east side of Clarks Creek
  - Eventually will run up to 300 South
- New subdivision to our North (the Turner farm property)
  - Name will be Fairwoods
  - 264 homes to be built
  - Houses will range from similar to our down to "small"
  - Has not been zoned yet
  - Developer says they will not connect to Liberty Trail
  - Zoning board staffers were not certain about the connection to Liberty Trail but would like to see it happen

## **ELECTION OF BOARD MEMBERS**

1. Kyle Thompson, re-election
2. Barb Stader, re-election
3. Ed Rader, elected to replace Bo Hood

**Meeting Adjourned at 8:21 PM**

**Notes taken by: Craig Johnson**