

WILLIAMSBURG IN THE WOODS
Annual HOA Meeting
Meeting Minutes
May 13, 2019

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

The meeting started off with introductions from the homeowners. Craig Johnson read the minutes from the 2018 annual meeting. A motion was made and the meeting minutes were accepted.

TREASURERS REPORT

Calendar year end 5/1/2018 through 4/30/2019:

Income:	\$ 22,193.27
Expenses:	\$ 15,602.28
Gain:	\$ 6,590.99

The annual audit was completed by Craig Johnson & Kurt Kunkle.

Current Balances: 5/13/2019

Checking:	\$ 4,307.42
Savings:	\$ 50,141.89
TOTAL:	\$ 54,449.31

22 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:

- Richardson Patio and Landscape Project
- Thompson Pergola
- Everling Outdoor Kitchen & Pergola

NEIGHBORHOOD ENHANCEMENTS

- Front Entrance Landscaping. Plantings recently added. Will be adding mulch in the next week or two. Continue to focus on the curb appeal of our front entrances.
- Liberty Trail Landscaping – added trees at North end of Liberty Trail to help block new addition to the North.
- Replaced existing street signs with reflective signage.
- Launched a new HOA website.
- 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
 - Will begin treating for weeds this week at Wheelwright common area

Update on the Turner Property

- The board reported on the new subdivision being planned North of ours. It was also reported on at the last annual meeting.
- Kyle Thompson went back over the specifics of the development

- In will be call Fairwood.
- The Planned Urban Development (PUD) was rejected and it will remain zoned as R1-a
- Reduced density from 282 homes to 199
- Larger homes will border the south perimeter with smaller homes lining the interior of the development.
- Town of Plainfield helped us vacate right-a-ways on Liberty Trail and Schoolmaster. Town of Plainfield also vacated the small common area to the west of schoolmaster at the northwest corner of our subdivision.
- This has prevented connections between our neighborhood and the Fairwood development.
- The board recognized the help of specific neighbors; Kent McPhail, Rob & Brenda Riley, Cindy Kleyn and Mike Ford. As well as all of the other neighbors who showed up to the town council meetings to voice our opposition.

POSSIBLE FUTURE PROJECTS

- Front Entrances
 - Landscape block around the mulch beds
 - Irrigation for landscape beds
 - Currently working on quotes for both projects.
- Landscape Lighting
 - Updated transformers to be added this spring

NEIGHBORHOOD ISSUES/CONCERNS/QUESTIONS

- Overgrown yards. Please be courteous to your neighbors and keep your yard maintained.
- Trailers and RV's
- Irrigation schedules
- Pet Pickup
- Street Light Outages and Repairs

ELECTION OF BOARD MEMBERS

- Craig Johnson, re-election
- Kurt Kunkle, re-election
- Terry Aders, re-election
- Christopher Meyer, replaced Bill Strathmann who had moved away

Meeting Adjourned at 8:01 PM

Minutes submitted by: Craig Johnson