

WILLIAMSBURG IN THE WOODS
Annual HOA Meeting
Meeting Minutes
August 30 2021

The annual HOA Meeting took place at Plainfield Christian Church. The meeting was called to order at 7:00 PM by Kyle Thompson. Of note is there was no meeting held in 2020 due to Corona Virus Pandemic restriction and this meeting was delayed from the normal month of May also due to pandemic restrictions.

The meeting started off with introductions from the homeowners. Craig Johnson read the minutes from the 2019 annual meeting. A motion was made and the meeting minutes were accepted.

TREASURERS REPORT

Calendar year end 5/1/2020 through 4/30/2021:

Income:	\$ 23,552.63
Expenses:	\$ 8,982.79
Gain:	\$ 14,569.84

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

Current Balances: 8/29/2021

Checking:	\$ 3,131.79
Savings:	\$ 70,720.33
TOTAL:	\$ 73,852.12

2 lots have outstanding dues and 1 property has an outstanding lien on file at the time of the annual meeting. Late notices were sent out in May of 2021.

ARCHITECTUAL COMMITTEE

The 2019/2021 committee included: Christopher Meyer, Kurt Kunkle and Terry Aders. 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 12 requests between May 2019 & August 2021.

Those were for:

- Thompson Concrete Patio
- Meyer Deck Replacement
- Nacke Backyard Improvements
- Rodkey Fence Replacement
- Butner Front Door Gable
- Gemmel Fence and Patio Replacement
- Light Driveway Extension & Fence
- Lavy Fence Installation
- Edmondson Fence Installation
- Jaisle Fence and Pool Installation
- Ebach New Patio & Pergola
- Cummings Fence and Pool Installation

NEIGHBORHOOD ENHANCEMENTS

- Landscape redesign of all front entry beds including the islands on Jefferson Drive. We have contracted with Tim Smith of Smithscapes landscaping to complete this project.
- Provide a balance of color in all seasons
- Frame and allow entrances to be focal point
- Installing low maintenance and hardy plantings
- There will be ample bed prep to ensure the thistle and other weeds are eradicated

- A total of 274 new plantings which includes enriched soil, removal of overgrown pear trees on Liberty trail and pruning and trimming of the canopy of the trees located on Jefferson.
- Installation will begin his fall
- Lawn mowing and weed treatment contract remains with Ground Services
 - Includes 5 lawn treatments
 - Will begin treating for weeds this week at Wheelwright common area

POSSIBLE FUTURE PROJECTS

- Front Entrances
 - Landscape block/border around the mulch beds. This would be coordinated with the fall plantings.
 - We are waiting on the final quote for this project from Grounds Quality Lawn Care
 - The neighbors did ask about irrigation systems for the beds. It was explained the designer was planning on plantings that would not need watering after the initial planting. It was stated that the board would monitor the plants and if needed irrigation could be added in the future
 - It was brought up about cleaning and sealing the brick and stone of the entrances
 - The board will look at this as an option to the contract for the overall entry way work or find other means of doing the work
- Landscape Lighting
 - Updated transformers and LED lighting to be added at time of new landscape. We have two outstanding bids that should be received this week.
- Consolidation of covenants and by-laws
 - Provide a single set of documents that applies to the entire neighborhood
 - There was discussion about the requirements for making the changes for covenants that were out of cycle for renewal
 - The concern is the number of people who must vote and if the vote has to be 100% for the changes
 - The board will include the question with the group looking at revising the covenants
- Questions were raised from the floor in regards to the barriers and landscaping at the end of Liberty trail
 - There is a general desire to have the orange barrels removed
 - Some discussion focused on a replacement with more permanent and esthetically pleasing barriers
 - The question of the association paying for the barriers and possibly landscaping was discussed
 - The board reiterated that improvements to an individual's property was an issue of fairness to other neighbors
 - It was asked if the board could make an exception
 - The board took the request under advisement but did not commit to a course of action

NEIGHBORHOOD ISSUES/CONCERNS/QUESTIONS

- Maintain yards and landscaping
- REITS and future rental properties
 - Kyle described multiple options for adding controls to the renting of homes
 - The neighbors expressed concerns for still having the right to rent their homes
 - A motion from the floor was made that this issue be included in discussions of the revised covenants and the neighbors be kept informed. The motion was passed by unanimous voice vote.
- Proposed storage facility on Township line and Avon Ave.
 - Public hearing on 9/14 at 6:30 (Rooms 4&5 at Hendricks County Government Center)
 - The board is going to send a letter to the city of Plainfield expressing concerns and a request that the development not be allowed
- Trailers and RV's
- Solicitors

- Plainfield solicitor permit is required
- Discussion centered on enforceability of the posted signs for no soliciting.
- The board is going to look into if individuals can post signs on their own houses to tell solicitors they cannot come onto the property
- Pet Pickup
 - Stated again the courtesy to others in cleaning up after walking pets in the neighborhood
- 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
- Neighbors brought up the question of adding solar panels to their homes
 - The board is looking at what would be required and the options available considering the new styles of panels now available
 - This may be included in the revision of the covenants
- Neighbors added the short term rental “Air B&B” style arrangements to the concerns for uses of homes as well as swimming pools
 - The Board agreed these were similar to the rental property issues
 - The board will look further into the current issues raised as well as possible inclusion to the covenant revisions
- It was asked about the fallen pine tree in the front tree rom along Township line road just East of Liberty trail
 - Kyle confirmed that this had been addressed
 - It was to be removed and the ground repaired within the next few weeks depending on available crews from the contractor
- A house on Milliner court had weed issues
 - Kyle is going to contact the homeowners
- A question of a comprehensive drainage plan and possible construction effort was asked
 - The issue remains that multiple properties have drainage issues caused by the overall flat terrain of the neighborhood
 - The board again stated improvements to an individual’s property were not something the board could do
 - But the board will contact Banning Engineering to see if a rough estimate could be made as to costs for both a study as well and a construction estimate
- In relationship to the discussion on the new storage facility development previously discussed the neighbors asked what were the overall plans for traffic and development in the area
 - Kent McPhail was able to share the proposed development for a traffic circle at Avon Avenue (old SR267) and Township line road
 - He stated this had been in lengthy discussion between Plainfield, Avon and Hendrix County
 - He further stated this would probably not happen until 2024 unless funds were found to do it sooner

ELECTION OF BOARD MEMBERS

- The neighbors approved the re-election of standing officers
 - Kyle Thompson, re-election
 - Barb Stader, re-election
 - Request for one other member did not find any volunteers

Meeting Adjourned at 8:40 PM

Minutes submitted by: Craig Johnson