

WILLIAMSBURG IN THE Woods
Homeowners Association
Meeting Minutes
March 11, 2013

The meeting was held at the home of Tom Stader. Kyle Thompson, Tom Stader, Larry Conrad, and Bill Sipe and attended. Doris Lee and Craig Johnson did not attend.

The meeting was called to order at 6:30 PM.

MEETING MINUTES: The previous meeting minutes were revised and will be re-circulated for all board members to review.

TREASURERS REPORT: Tom distributed the treasurer's report. The balance on hand is \$33,747.93 in the money market account and \$186.63 in the checking account. The treasurer's report was reviewed and approved. Tax forms will be filed shortly. 7731 Carpenter submitted a partial payment against an outstanding lien. Kyle has contacted counsel about how to handle the partial payment. The lien on Bookbinder will be placed if 2012-13 dues that are in arrears are not paid by May 2013. Certified letter was rejected. Lien will be placed if not paid by due date of next year's dues.

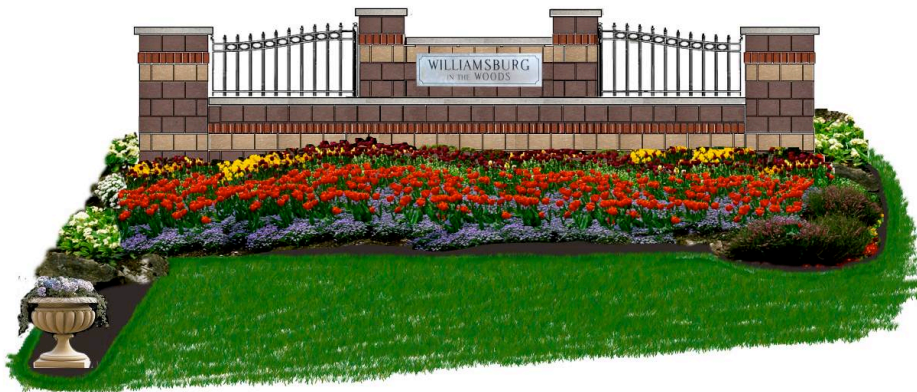
ARCHITECTURAL COMMITTEE REPORT:

Nothing to report since the last meeting.

OLD BUSINESS:

Luminaries – Board members expressed appreciation to Bill Sipe for his leadership and to all volunteers.

Front Entrance Renovations – The board agreed to delay the homeowners presentation by email prior to this meeting. Kyle and Bill reported on their meeting with Bob Craig in preparation a presentation for the homeowners. The board reviewed and accepted the design resulting from that meeting. This will be presented to the homeowners at the annual meeting.



Landscape and common maintenance – Taylor Made Designs was low bid and selected for 2013. Board members approved by email prior to the meeting.

Hospitality – Ellen Nosie has contacted all new homeowners. The board is very appreciative of Ellen's efforts.

NEW BUSINESS:

No new business

The next meeting is scheduled April 22 at the Kyle's new residence, 7556 Bookbinder

MEETING ADJOURNED AT 8:00 PM.

Larry Conrad, Secretary

WILLIAMSBURG IN THE Woods
Homeowners Association
Draft Meeting Minutes
May 6, 2013

The meeting was held at the home of Kyle Thompson. Tom Stader. Tom Stader, Larry Conrad, and Bill Sipe and attended. Doris Lee and Craig Johnson did not attend.

The meeting was called to order at 6:00 PM.

MEETING MINUTES: The previous meeting minutes approved.

TREASURERS REPORT: Tom distributed the treasurer's report. The balance on hand is \$52,353.58 in the money market account and \$1,693.68 in the checking account. All but Kellers are paid through this year. Other outstanding dues from previous years are paid. Thirteen have not paid 2013 dues as of this date. The treasurer's report was reviewed and approved.

ACRHITECTURAL COMMITTEE REPORT:

A sun room for 7634 Brickmaker was approved.

A new application from 7762 Carpenter court was reviewed and approved.

OLD BUSINESS:

Front Entrance Renovations – Bob Craig provided brick samples prior to the meeting. Decisions were made for the brick. We expect a quote by the end of the week. Kyle will invite Bob to the annual meeting.

NEW BUSINESS:

Annual Meeting and Dues - Stan will send a dues reminder on May 15. Kyle will do a flyer. Bill will post the signs in the front.

Garage Sale is scheduled for June 8

GENERAL DISCUSSION:

Nuisance street parking (7731 Carpenter) and need for painting (Liberty Trail) was discussed. Targeted letters will be mailed to homeowners.

The next meeting is the annual meeting at Plainfield Christian Church on May 20, 2013.

MEETING ADJOURNED AT 6:50 PM.

Larry Conrad, Secretary

WILLIAMSBURG IN THE Woods
Homeowners Association
Meeting Minutes
July 8, 2013

The meeting was held at the home of Kyle Thompson. Brianna Ebbinghaus, Barb Stader, Terry Aders, Stan Whitaker, Kurt Kunkle and Craig Johnson attended. Larry Conrad did not attend.

The meeting was called to order at 6:00 PM.

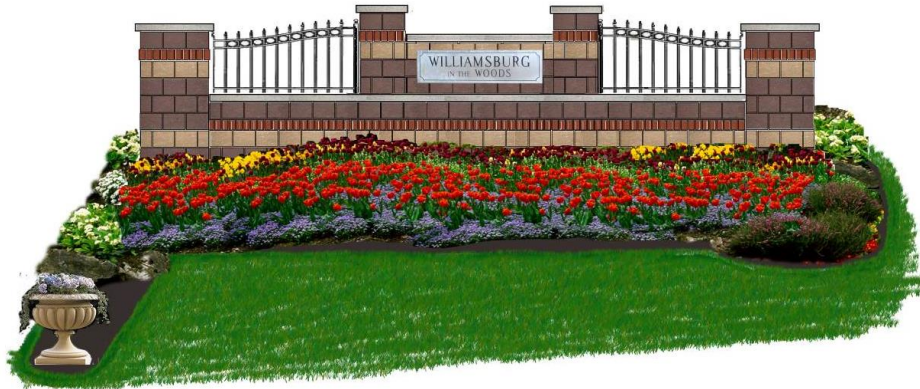
MEETING MINUTES: The annual meeting minutes will be circulated via email for all board members to review & approve once they are located.

EVENTS SINCE LAST MEETING:

Annual HOA Meeting – Took place at Plainfield Christian Church. The front entrance renovation was voted on by the homeowner's and approved. Bob Craig Classic Homes was the chosen contractor for the project.

Annual Neighborhood Garage Sale

Front Entrance Renovation – The front entrance renovation is almost complete. We are waiting for the wrought iron fence to be installed. Bob Craig invoiced us an additional \$300 for the removal of plants. Kyle is to review contract because it's believed that plant removal was included in the initial estimate. The Architectural Committee will do a final walk through of the project upon completion.



TREASURERS REPORT: Barb distributed the treasurer's report. The balance on hand is \$13,361.75 in the money market account and \$1324.47 in the checking account. A check for \$11,000 was given to Kyle and it will be given to Bob Craig as the third payment of the front entrance renovation. \$4,000 is the remaining balance of the renovation project and will be paid upon completion of the project. The treasurer's report was reviewed and approved. 7731 Carpenter still owes towards outstanding lien.

ARCHITECTURAL COMMITTEE REPORT:

Nothing to report since the last meeting.

NEW BUSINESS:

HOA Positions Assigned:

- Brianna Ebbinghaus – Secretary
- Kyle Thompson – President
- Craig Johnson – Website Master
- Barb Stader – Treasurer
- Terry Aders – Architectural Committee
- Kurt Kunkle – Architectural Committee
- Stan Whitaker – Architectural Committee
- Larry Conrad – Architectural Committee

Homeowner Complaints – Kyle will send a letter to 7731 Carpenter and 7756 Wheelwright. Brianna will keep an eye on the boat on Jefferson.

- **Boat on Jefferson**
- **Keller's at 7731 Carpenter – Lack of mowing, brush on side of house, loud parties**
- **7756 Wheelwright – Backyard is a mess**

Mowing Contract – Larry Tauge no longer wants to mow the common areas behind Schoolmaster and Wheelwright because they are too swampy. He is still interested in mowing the front entrance. Taylor Made Designs quoted us \$125 to do the common areas on Schoolmaster and Wheelwright. We feel that quote is too high so the HOA committee is currently working on getting four additional quotes to do all the mowing. Depending on the quotes, we will either chose a new contractor to do all the mowing in the common areas or keep the contract with Larry Tauge and he can outsource the common areas on Schoolmaster and Wheelwright.

Landscaping for front entrance – It was proposed that the agriculture group at Avon & Plainfield High Schools complete the landscaping at the front entrances as a school project. We will only pay for the plants needed.

Homeowners Contact List – Barb will email to the HOA committee only. It is important that we do not share email addresses with anyone.

Insurance – Our insurance premium has gone up to almost \$500. Kyle suggested a local insurance company to get a quote for comparison. Barb will call around as well before the next payment is due. We are hoping to lower the premium.

The next meeting was not scheduled.

MEETING ADJOURNED AT 7:30 PM

Brianna Ebbinghaus, Secretary

WILLIAMSBURG IN THE Woods
Homeowners Association
Meeting Minutes
October 14, 2013

The meeting was held at the home of Barbara Stader. Brianna Houghland, Barb Stader, Kyle Thompson, Terry Aders, Stan Whitaker, Kurt Kunkle and Larry Conrad attended. Craig Johnson did not attend.

The meeting was called to order at 6:02 PM.

EVENTS SINCE LAST MEETING:

None

TREASURERS REPORT:

Barb distributed the treasurer's report. The balance on hand is \$5,962.68 in the money market account and \$889.41 in the checking account. The treasurer's report was reviewed and approved. 7731 Carpenter still owes towards outstanding lien.

ACRHITECTURAL COMMITTEE REPORT:

The Lewis family at 7634 Brickmaker Court will replace old fence with black vinyl fence. The Newell family at 7727 Wheelwright will install pool.

NEW BUSINESS:

Landscaping for front entrance – It was decided that the HOA committee would do the fall clean-up instead of hiring a landscaping company. For next year's annual maintenance, the members will get bids from various landscaping companies and compare at the next meeting. The companies we reach out to for the front entrance maintenance will also be asked to quote the mowing of common areas.

2991 Liberty Trail (Rochelle home) – This home is in foreclosure. The family has vacated the home and it is currently listed for sale.

Mowing Contract – We decided to re-visit the mowing contract. The members agreed to reach out to various landscaping companies to get bids for mowing of the common areas. The companies we reach out to for mowing will also be asked to quote annual maintenance of the front entrances.

Keller Household – The house continues to deteriorate. Kyle agreed to send another letter with pictures of the home. The letter will also inform the family that any cars parked in the street will be towed at the owner's expense.

Legal Fees – The invoice was reviewed and Kyle gave Barb the go ahead to pay. The legal fees will be billed back to the Keller Household.

The next meeting was not scheduled.

MEETING ADJOURNED AT 6:57 PM

Brianna Houghland, Secretary