

WILLIAMSBURG IN THE Woods
Homeowners Association
Meeting Minutes
January 6, 2014

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

The meeting was called to order at 6:07 PM.

EVENTS SINCE LAST MEETING:

None

TREASURERS REPORT:

Barb Stader distributed the treasurer's report. The balance on hand is \$4,262.82 in the money market account and \$663.88 in the checking account. The treasurer's report was reviewed and approved. Michael Ford paid 2014 dues. The Keller home still has outstanding dues. Stan Whitaker will act as treasurer while Barb Stader is on vacation. The mailbox key is #311.

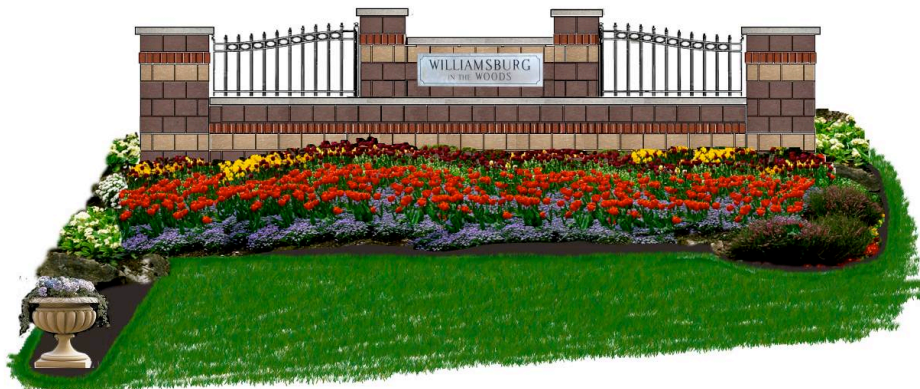
ARCHITECTURAL COMMITTEE REPORT:

None

NEW BUSINESS:

Landscaping for front entrance – Terry Aders pulled 3 landscaping companies from Angie's List. They are Doug Spencer Landscape, Brownsburg Landscape and Franco Landscape. All companies do business in Hendrick's County and received an "A" rating. Terry is responsible for getting RFQ's from the 3 companies listed above as well as Taylor Made Designs. We agreed that we would like the front entrance to be low maintenance and resemble the picture below. Each company will quote a 3-5 year commitment and the RFQ will be presented in three steps: 1.) Landscape front entrance (flowers, shrubs, etc.) 2.) Maintain front entrance 3.) Irrigation System.

Kurt Kunkle also requested a RFQ from Shane Drake at Drakes Lawn Care and Landscaping. The RFQ will include mowing, landscaping and maintenance of the entries.



WILLIAMSBURG IN THE Woods
Homeowners Association
Meeting Minutes
April 14, 2014

The meeting was held at the home of Terry Aders. Brianna Houghland, Barb Stader, Kyle Thompson, Stan Whitaker, Larry Conrad and Kurt Kunkle attended.

The meeting was called to order at 6:41 PM.

TREASURERS REPORT:

Barb Stader distributed the treasurer's report. The balance on hand is \$4,262.92 in the money market account and \$7,911.34 in the checking account for a grand total of \$12,174.26. At the time of the meeting, 47 out of 140 homeowner's had paid their 2014 HOA dues. This did not include the HOA members that paid during the meeting. The treasurer's report was reviewed and approved.

ARCHITECTURAL COMMITTEE REPORT:

- 1.) Steve Branson submitted a request to put in a stone wall fence at his home on Wigmaker Court. The materials are already purchased. Initially we felt that the fence violated the neighborhood covenants. Craig took the action to follow up with Steve and see if he is willing to modify the plans.**
- 2.) A fence is being installed on Wheelwright Court without approval from the board. It appears to violate the neighborhood covenants. Kyle and Stan agreed to follow up with the homeowner on this issue.**
- 3.) Brianna & Jarrod Houghland to install a new fence at 7556 Williamsburg Drive. Plans were submitted to the Architectural Committee and were approved.**
- 4.) Kurt Kunkle submitted plans for a new deck and screen porch. These plans were approved.**
- 5.) Maurice and Lynn Garber at 2885 Jefferson want to add a new addition. I am unclear if they are moving forward at this time.**

NEW BUSINESS:

Landscaping for front entrance – The board received 3 landscaping bids. The companies that submitted a bid were Doug Spencer, Brownsburg Landscaping and Showcase Lawncare. We are still waiting on Franco to submit a bid. It was decided to wait another week to make a decision on landscaping so that we could review Franco's proposal.

Mowing Contract – We received mowing bids from 5 companies. The companies who submitted a bid were Grounds Lawn Care, Brownsburg Landscaping, Franco Landscaping, Show Case Lawncare and Mosier Lawns. Showcase Lawncare won the contract for the 2014 mowing season.

Annual Yard Sale – The yard sale is scheduled for June 7, 2014. The homeowner's were made aware of this in the spring newsletter

Other – Larry to follow up on water spicket behind entrance wall to see if it can be turned back on.

The next meeting is scheduled for Monday, April 21st at the home of Kyle Thompson to choose a company to complete the landscaping.

MEETING ADJOURNED AT 7:44PM

Brianna Houghland, Secretary

WILLIAMSBURG IN THE WOODS
Homeowners Association
Meeting Minutes
November 24, 2014

The meeting was held at the home of Craig Johnson. Brianna Houghland, Craig Johnson, Barb Stader, Kyle Thompson, Bo Hood, Scott Lawrance and Kurt Kunkle attended. Terry Aders and Larry Conrad were not in attendance.

The meeting was called to order at 6:40 PM.

Prior meeting minutes were approved.

EVENTS SINCE LAST MEETING

- 1.) A mowing complaint was made against Gary & Sue Gray because they were not mowing their side and back lawn. The issue has since been resolved.

TREASURERS REPORT:

Barb Stader distributed the treasurer's report.

Savings balance: \$9,665.31
Checking balance: \$1,712.24
Grand total: \$11,377.55.

At the time of the meeting, 3 of 140 homeowner's have outstanding dues.

- 1.) Keller's: \$1669.49 in late fees, legal fees and HOA dues. The lien is about to expire. Kyle to contact the lawyer to understand next steps.
- 2.) Shinkle's: \$245.00 in HOA dues and late fees
- 3.) Rochelle's: \$245.00 in HOA dues and late fees. Barb to contact sheriff's department to find out if we will receive the overdue fees since the house sold at auction.

The treasurer's report was reviewed and approved.

ACRHITECTURAL COMMITTEE REPORT:

- 1.) New Build on Liberty Trail was approved and construction is underway.

NEW BUSINESS:

Website – Kurt Kunkle agreed to update the website since he is an IT specialist!! All names and contact information have been updated. Meeting minutes will be added at a later date. He will also look into modernizing the design.

Lighting at front entrances – There are electrical issues at the entrance of Jefferson. The light bulbs are burning out at a rapid pace. Bo Hood agreed to look into the issue. If it is a quick fix, then he agreed to fix it, otherwise, we will have to hire an electrician to investigate. Craig is also considering LED lights.

Mowing/Landscaping for 2015 – Everyone agreed that Showcase Lawncare did a nice job on the landscaping, fertilizing and mowing of Schoolmaster & Wheelwright. Total spend was \$11,342.00
Areas of Improvement are as follows:

- 1.) 1 itemized bill per month instead of multiple bills
- 2.) Plants that are more "annual" and that will give the entrance a more professional look
- 3.) Weeds

For 2015, we will solicit mowing bids from Larry Tauge, Showcase Lawncare & Mosier Lawncare. Larry gets first right of refusal. The bids will consist of mowing of front entrance, Schoolmaster, Wheelwright & fertilization.

Christmas Decorations – They look wonderful!! Thank you to Jordan Thompson & Lisa Kunkle. The lights are on a timer (dusk til dawn).

Luminaries - Barb provided the volunteer list and it was decided at the 2014 HOA meeting that the neighborhood would like to see the luminaries continue. Craig Johnson will gather the materials and call the volunteers to confirm their availability on Christmas Eve.

2015 HOA Meeting – Plainfield Christian Church is the desired location for the meeting. Confirmed date is May 18, 2015.

House at the entrance of Liberty Trail - Sold at a sheriff's auction for \$153, 500.

The date of the next meeting is TBD.

MEETING ADJOURNED AT 7:46 PM

Brianna Houghland, Secretary

Mowing Contract – Kyle Thompson agreed to call 3 mowing companies for RFQ's. The mowing companies have not been identified. Kurt Kunkle also requested a RFQ from Shane Drake at Drakes Lawn Care and Landscaping. The RFQ will include mowing, landscaping and maintenance of the entries.

Keller Household – Kyle Thompson called Hendrick's County about the back taxes on the Keller home. The Keller property owes \$1,573.00 in back taxes as of 01/06/2014. If they do not pay by December 2014, then the county can force foreclosure. If the house goes into foreclosure, will the lien still be in effect?

Front Entrance Christmas Decorations – Kyle Thompson's wife and Kurt Kunkle's wife will decorate the front entrance with Christmas decorations in 2014. Kyle Thompson purchased \$193.80 of Christmas décor from Menards. These decorations will be used for the front entrance. The decorations will be stored at Craig Johnson's home.

Christmas Luminaries – Luminaries were not set up in 2013. We did not have enough volunteers to help. For 2014, homeowners can sign up to volunteer for luminaries at the same time they submit their 2014 homeowner dues. If we do not get enough volunteers, then luminaries will not be set up in 2014.

Eyesores – Bill Sweeney has dead trees in yard

2014 Annual HOA Meeting – The annual HOA meeting will be held on May 19, 2014 at the Plainfield Sport and Recreation Center from 7:00 pm - 9:00 pm in room 139B. Barb Stader paid the rental fee of \$70. We can have access to the room 1/2 hour before to set up computer and put out the refreshments. They will do the table/chair set up for us. We are expected to gather trash into the receptacles and they will haul it away and do general clean-up of the area.

Other – A new neighborhood directory will be sent in 2014. A check in the amount of \$75 was donated to Sycamore Services, Inc in Danville, IN in memory of Bob Gootee. A neighbor reported a coyote sleeping in her back yard. **Action: Kyle will send out a winter newsletter to inform neighbors of the sighting. The newsletter will also have a reminder to pet owners to pick up after their furry friends.**

The next meeting was not scheduled.

MEETING ADJOURNED AT 6:48 PM

Brianna Houghland, Secretary