

WILLIAMSON RUN HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 21, 2025, following the executive session
Williamson Run Clubhouse & Microsoft Teams
3715 Power Dr
Carmel, IN 46034

GENERAL MEETING MINUTES

Attendees: Sam Mummert - President
Jenny Miller – Secretary
Steve Paliska - Treasurer
Mike Kucharski – Director
Ryan Evans - Director
Krista Hall – Sentry Management via Microsoft Teams

Krista called the meeting to order at 6:52 p.m. Quorum was established.

Out of Meeting Votes

On 4/8/2025 via email, Sam **MOTIONED** to approve McNeely's quote in the amount of \$3507.87 to replace the gas line in the pump room. Craig seconded and the motion passed.

On 4/25/2025 via email, Robert **MOTIONED** to approve Before & After's quote in the amount of \$1400 to install Rip Rap along the banks of the ponds at the entrance. Sam seconded and the motion passed.

On 4/25/2025 via email, Robert **MOTIONED** to approve Hall's quote in the amount of \$875 to repair/replace the balcony railing. Samantha seconded and the motion passed.

On 5/13/2025 via email, Samantha **MOTIONED** to approve reimbursement to Ashley Wolski in the amount of \$154.99 for purchase of pool flowers. Steve seconded and the motion passed.

On 5/13/2025 via email, Mike **MOTIONED** approving to waive the clubhouse rental fee and deposit for a PTO Meeting. Samatha seconded and the motion passed.

Approval of the Meeting Minutes: Sam **MOTIONED** approving the March 19, 2025, meeting minutes as written. Steve seconded and the motion passed.

Manager's Report: The Board reviewed the manager's report. There were no questions. The board requested management confirm the last pond treatment date and all ponds were treated as the Neva Pond has algae that has never gone away.

Treasurer's Report: Board reviewed the financial report. There were no questions.

Unfinished Business

Pool Wader/Main Fence: The board reviewed the quotes from Hall's Handyman Services and Krug's Choice. The board decided to not proceed with repair or replacement at this time.

New Business

Pool Discussion

- **Adult Swim:** AMI provided an agreement for the board to sign indemnifying AMI from any liabilities. Sam will request a change be made to the verbiage on behalf of the board.
- **Alcoholic Drinks in the Pool:** The board requested the Health Code verbiage that prohibits alcoholic drinks in the pool. The board reviewed the information provided by AMI, and the board decided they will not request the lifeguards to enforce this rule.
- **Notification to the Neighborhood:** The board will request Juli Cahill send an email out with the pool rules/information. Sam requested the pool rules be emailed to her.

- **Cleaning:** AMI & the board agreed the lifeguards will clean-up the pool deck before going on their break.
- **Flowers at the Pool:** AMI & the board agreed the lifeguards will water the flowers on a regular basis.
- **Pool Furniture Cleaning:** The board will clean the pool furniture prior to the pool opening.
- **Weeds in Pool Landscape Beds:** Management advised the board Encore was requested to weed the pool landscaping beds.

Fallen Trees: The board reported there are 2 fallen trees over the creek, south & east of the bridge. The board requested management to obtain quotes for removal.

Residents Dumping Debris in the Woods: The board reported residents are dumping trash/debris into the woods. The board approved Steve to purchase a "No Dumping" sign.

Playground Weeding/Mulch: Management advised the board Encore was advised weeding the playground area is part of the contract. Management requested Encore to weed as soon as possible. The board reported the playground area may need additional mulch. Mike will rack out the existing mulch.

Swim Team Pool Tims: Sam corresponded with the Swim Team and AMI to reserve the pool times for the swim team.

Sound Barrier for Clubhouse: The board discussed possible options. The board will brainstorm ideas for a sound barrier in the clubhouse and bring ideas to the next board meeting.

Clubhouse Door Codes: Steve advised he has the door codes and will send them to the board.

Pool Light Repair: Sam **MOTIONED** to approve Thomas Cablings quote to repair the shallow end pool lights in the amount of \$4566.42. Mike seconded and the motion passed.

Balcony Door: The board reported that the metal plate was removed from the balcony door as it was not locking properly. The board requested management dispatch Hall's Handyman Services to repair.

Irrigation Valve Box Cover: Mike **MOTIONED** to approve McNeely's quote to replace the irrigation valve box cover an amount not to exceed \$500. Robert seconded and the motion passed.

106th Street Entrance Light: The board reported a light post cover needs to be replaced. The board requested the vendor remove the cover from the medium light that was removed and install it on the post missing the cover. The board also requested that the light in the median needs to be capped off.

Trash Bags: We Care Cleaning reported to the board that the board needs to purchase more trash bags for the clubhouse.

Clubhouse Rugs: A homeowner reported the clubhouse rugs have multiple stains. Sam will bring her carpet cleaner to the clubhouse and attempt to clean the rugs to remove the stains.

Next Meeting Date: June 18, 2025, following the executive session

Adjournment: A **MOTION** was made to adjourn the meeting with no objection. The meeting was adjourned at 7:56 p.m.