

Watson Farms HOA Meeting 03/18/2026

Board Member Attendees: Robin Castillo (P), Shawna Ware-Dodd (Treasurer), Megan Kinsey (Secretary), Thomas Kennedy, Suzanne Frazier | **ABSENT:** Annette Gary (VP)

Homeowners Present: None

AGENDA:

- 1) Call the Meeting to Order (6:12 pm)
- 2) Approval of Minutes from last meeting – see attached
 - a) **Approved**
- 3) Approval of Financials (6:15 pm)
 - a) **January Financials APPROVED**
 - b) February Financial Packet is NOT ready as of 3.18.2026
- 4) Delinquencies (6:30 pm)
 - a) How do we encourage and engage with our neighbors to pay their HOA fees?
 - i) Currently they get 2 notices from Omni and then it goes to collections
 - (1) The homeowner gets 2 attorney letters
 - (2) A Judgement
 - (3) Lien Filed
- 5) Violations (6:40 pm)
 - a) As of now we have 3 houses with general maintenance or fix trim
 - b) Is anyone else running into not being able to dig next to your house on the side where your trash would need to go (411 came out and I don't really have any options)?
 - i) We discussed possible options
 - c) People keep getting letters without homeowners changing. How do we get people to fix the issues?
 - i) Possibilities
 - (1) We can hire a lawyer and have the homeowner fix the issue or we can hire someone to fix the issue. Then we can take the homeowner to court to get the money back.
 - (2) Can we get a dumpster and get discounts for things like: Powerwashing your house, lawncare, Fence repair, mailbox repainting?
 - (3) Options discussed and we will revisit in April
- 6) Landscaping (7:00 pm)
 - a) Spring clean-up will begin in the next few weeks
 - i) This is weather dependent when our landscapers come out
- 7) Ponds (7:01 pm)
 - a) Nothing to report
 - b) The water in the ponds needs to be a certain temperature before they are treated for anything
- 8) Pool (7:01 pm)
 - a) Closed
 - b) Thom Casey has volunteered to be the pool committee chair
 - i) We need a backup
 - c) Atlas pool security Information will only be able to be accessed by the current board
 - d) Pool will Open on Friday May 22nd, 2026 if the temperature is 70 degrees or higher
 - i) This is also dependent on pool contractor and lifeguards being hired
 - e) The board will do a pool walkthrough before opening day
- 9) Old Business (7:08 pm)
 - a) Leak on water pad can't be fixed until the pool is filled

10) New Business (7:09 pm)

a) Indiana HOA Legislation Effective July 1, 2026

i) House Bill 1152

- (1) The HOA used to charge \$250 for a handout of the amount owed and any violations given to realtors and new owners at closing this is changing and the HOA can now only charge \$50
- (2) If we don't get quorum at the annual meeting we can approve up to 105% (it used to be 110%) for the new budget
- (3) We also have to come up with a schedule of services (Omni is getting more information on this)
- (4) NEW - The HOA can now charge fees for not fixing violations
- (5) There will be MORE information provided at the Webinar next month (April)

b) Transparency & Homeowner Communication

- i) Clear explanations of board processes and expectations
- ii) Proactive communication to reduce confusion and misinformation
- iii) Use of the **Watson Farms website as a reference and information hub**
 - (1) Facebook will be for reminders and board members will be added as admin
 - (2) All posts will need to be approved by the board

c) Community Committees & Homeowner Involvement - Place on the HOA website & Facebook. Have people who are interested reach out to Suzie at Omni.

- i) Landscaping and Grounds / Snow Removal
 - (1) **Lead: Needed**
- ii) Common Areas
 - (1) Lead: Thomas Kennedy
- iii) Safety & Neighborhood Awareness - Lighting, speeding, etc...
 - (1) Lead: Annette Gary
- iv) Community Events, Engagement, and Welcome
 - (1) **Lead: Needed**
- v) Communication
 - (1) Lead: Megan Kinsey
- vi) Special project/ad-hoc committees as needed
 - (1) **Lead: Needed**

d) Compliance and Enforcement Updated

- i) Anonymized Community Compliance Updates
- ii) Reinforcing that enforcement is fair, consistent, and applied without exception
- iii) How improved communication supports safety, property values, and community trust

11) HOA Commitments

- a) Check architectural requests for quick approval
- b) Respond to emails within 48 hours unless marked urgent respond in 24 hours

12) Next meeting date (7:54 pm) → April 15th @ 5:30 pm