

Watson Farms HOA Meeting 04/15/2026

Board Member Attendees: Robin Castillo (P), Annette Gary (VP), Shawna Ware-Dodd (Treasurer), Megan Kinsey (Secretary), Thomas Kennedy, Suzanne Frazier | **ABSENT:** None

Homeowners Present: None

AGENDA:

- 1) Meeting was called to order at 5:35 pm
- 2) Approval of Minutes from March
 - a) March Meeting Minutes Approved 5:48 pm
- 3) Approval of Financials 5:49 pm
 - a) Budget
 - i) March 31st
 - (1) Spent \$6453.67 / Budgeted \$8884.09
 - (a) Ahead \$2,430.42
 - b) Approved 6:22 pm
- 4) Delinquency 6:23 pm
 - i) Omni sends two notifications to neighbors, can we send another one that lets homeowners know that they can set up payment plans if necessary? Or can we change the working in the notices that go out to the community?
 - (1) We would like those who live in Watson Farms to know that they can set up payment plans
 - ii) We have several homes with a lien on their property due to violations
 - (1) 7 properties
 - iii) Properties with a 2nd notice
 - (1) 18 properties
 - iv) Once they go to collections Omni can no longer talk to them about their account they have to talk to the lawyers
 - v) How are we trending in regards to last year with the number of delinquencies?
- 5) Violations 6:31 pm
 - a) There are several homes with violations
 - i) After the 2nd notice these can be turned over to the lawyers
- 6) Landscaping 6:34 pm
 - a) Spring Cleanup has been completed by the landscapers
 - i) Mowing/Maintaining common areas
 - (1) Mowing
 - (2) Fertilization
 - (3) Mulch
 - ii) They have a signed contract approved by the board and they receive payments monthly based on the contracts

- (1) All vendors already have signed contracts that determine when they get paid
 - (2) Contracts are on the portal and Suzanne will verify
 - b) Fishing area broken sign → ACTION ITEM take pictures
 - c) Sign on 59th Street is not looking good → **ACTION ITEM** take pictures
- 7) Ponds 6:39 pm
 - a) Once the weather warms and stays ASAP will be out monthly to check the ponds
- 8) Pool 6:40 pm
 - a) New filter
 - i) Has this been installed yet?
 - (1) Suzanne sent an email for clarification
 - b) Pool company is starting the process of opening up the pool for the summer
 - c) Suzanne and Robin will do a pool walkthrough and set up communication with Cody
 - d) Do we need to purchase new umbrellas for the pool area?
 - i) Suzanne will look into prices for umbrellas for the pool (4 needed? Double check that number) → **ACTION ITEM**
 - e) What is the pool company responsible for when it comes to cleaning and trash?
 - i) Suzanne will get clarification from the contract → **ACTION ITEM**
- 9) Old Business 7:07 pm
 - a) Committees
 - i) Common Areas, Landscaping and Grounds (\$2100 budgeted)
 - (1) Lead: Thomas Kennedy
 - (2) One neighbor interested in volunteering
 - ii) Safety & Neighborhood Awareness - Lighting, speeding, etc...
 - (1) Lead: Annette Gary
 - (2) One neighbor interested in volunteering
 - iii) Community Events, Engagement, and Welcome
 - (1) **Lead: Needed**
 - iv) Communication
 - (1) Lead: Megan Kinsey
 - v) Special project/ad-hoc committees as needed
 - (1) **Lead: Needed**
 - vi) Thomas and Annette will reach out to the volunteers and see what they are interested in doing with this committee.
 - (1) Robin will send contact information to Thomas and Annette
- 10) New Business 6:50 pm
 - a) Newsletter for the community
 - i) It needs to be done by → Megan Kinsey will get this created
 - ii) Items to go into the Newsletter:
 - (1) Introductions of the Board Members
 - (2) Upcoming Events

(3) Information about setting payment plans if you are behind with your dues

(4) Suzanne will send me a copy of the newsletter from last year as a guide → **ACTION ITEM**

(5) Are we going to do dumpsters?

(a) Suzanne will call Republic and see the price of 3 dumpsters

(b) Table this and discuss at our annual meeting to see if there is enough interest

11) Next Meeting Date 7:20 pm → May 13th @ 6:00 pm