

Watson Farms HOA Meeting 05/13/2026

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

Homeowners Present: None

AGENDA:

1. Call the Meeting to Order 6:15pm
2. Approval of Minutes from last meeting- see attached 6:17pm
 - a. Megan Kinsey motions and Thomas Kennedy seconds = approved 6:15pm
3. Approval of Financials 6:30pm
 - a. Discussed financials and discussed taking a look at existing contracts
 - b. Megan Kinsey motions to approve and Robin Castillo seconds
4. Delinquencies 6:31pm
5. Violations 6:32pm
6. Landscaping 6:33pm
 - a. Mowing is underway
 - b. Property/landscape walk on Friday the 15th.
 - c. Annette G. Asks: does landscaping take care of easements behind homes?
 - i. No - they are easements and owned by the utility company
7. Ponds 6:35pm
 - a. ASAP was out on May 6th and treated pond for Sago Pondweed
 - b. Otter spotted at the pond by Robin C.
8. Pool 6:37pm
 - a. Pool opening has begun
 - i. Lights on the panel came on and didn't stay on. Ed came on sight and found that when AT&T removed the landlines and Atlas had to come out and do a reset.
 1. Robin can now access the fob system
 - b. Lawrence Utility had to cut off the meter because the ball valve needed to be capped off and there was a leak under the line. Gordon plumbing came out and fixed everything. This satisfied Lawrence utilities. We will need to winterize the pool room moving forward. Indy Water will help with this moving forward.
 - c. Pool will need pressure tested for leak
 - d. Water pad will need tested for leak
 - i. There is a long term leak in the splash pad
 - ii. Robin called an American leak detective and they will be out Tuesday morning so they can determine where the leak is coming from.
 - e. Pool availability to pick up fobs
 - i. May 16 at 11-1
 - ii. May 21 at 6-7:30
9. Old Business 6:45pm
 - a. Watson Farms Domain was almost lost because a former board member was paying it and now the HOA will be taking that on
 - b. Committees - Robin reaching out to volunteers
 - i. Safety & Neighborhood Awareness
 - ii. Community Events and Engagement
 - iii. Communication

- iv. Special project/ad-hoc committees as needed
 - c. Umbrellas- need purchased
 - i. Done Robin did this
 - d. Sign at the pond near the pool. A company is providing a quote to replace that portion of the sign.
 - e. Newsletter
 - i. Sent out and posted on FaceBook and the HOA website
- 10. New Business
 - a. Neighbors night out
 - i. When is it? - Tom advised that it was 8/1 last year
 - ii. The rill and tent used belonged to Thom as well
 - iii. ACTION STEP → Discuss this and make a plan at a later meeting
 - b. Homeowner involvement
 - i. How do we get homeowners to get involved
- 11. Next meeting date - June 17th, 2026