

Watson Farms HOA Meeting 06/17/2026

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

Homeowners Present: None

AGENDA: Meeting began at 6:15PM due to technical difficulties

1. May meetings were accepted.
 - a. Motioned by Tom and 2nd by Annette
2. Robin suggested waiting to approve Financials after they have been submitted and posted
3. Delinquencies- Susie
 - a. Bankruptcy questions regarding collections handling
 - o Susie confirmed that we cannot collect past due fees with bankruptcy only fees moving forward post bankruptcy
 - b. Assessing Fines
 - i. Exploring one time fee- Robin will followup to let Suzie know how we should handle
4. Maintenance
 - a. Regular Maintenance such as lawncare completed
 - b. Pool
 - i. Skimmers arrived per Robin today
 - ii. Cody emailed regarding filter repair
 - iii. Lifeguards need reminders to net the bottom of the pool
 - iv. Splash pad
 1. Unoperational for approx 2 years
 2. Consider possibility of converting to a playground or additional space
 - c. Tree Down per Robin off of 63rd.
 - i. Robin advised tree is on a wire
 - ii. Robin advised that AES said that phone company required to complete
 - d. Easement Discussion
 - i. Reviewed Google maps
 - ii. Agreement that homeowner has responsibility for portion of easement shared with neighbor
 1. Suzie will send a letter to homeowner to advise
 - e. Pond Issue
 - i. Contacting tree company for resolution
5. Committee Report
 - a. Safety and Committee
 - i. Annette in communication with homeowner with interest
 1. Annette will set up submeeting this week
 - b. Neighbors Night Out August 4th
 - i. Annette will request quote for bounce house and inflatables
 - c. Common Areas Committee
 - i. Tom will reach out to homeowner with interest
 - ii. Tom will reach out to landscaper for new contract -quote below
Landscaping Contract = \$19,120
Landscaping Misc = \$1,100
6. Old Business

- a. New Indiana Law and New Omni fees
 - i. Suzy will provide reporting on itemization of new fees including what we pay currently and estimated new expenses with changes
 - ii. Changes going to in effect July 1st
 - iii. Robin signature needed by July 1st
- 7. Meeting Adjourned (7:53PM)
 - a. Tom brought forth motion and Annette seconded