Watson Farms HOA Annual Meeting 11/13/2026

Board Member Attendees: Robin Castillo (P), Shawna Ware-Dodd (Treasurer), Megan Kinsey (Secretary), Glen Watson | *ABSENT:* Annette Gary (VP), Thomas Kennedy
Homeowners Present: See Sign in Form & Proxy Forms (27 in total) - Quorum NOT met

AGENDA:

1. **Mel Keaton, Acting Director of Crime Prevention** – City of Lawrence Public Safety 6:06 pm
    a. Officers working our community will do their best to get out to our community to keep speeding to a minimum
        i. You can send speeding concerns to Mayor Mail on the City of Lawrence website
            1. https://www.cityoflawrence.org/email?n=Mayor%20Mail&p=mayormail&s=cityoflawrence.org
        ii. Pendleton Pike managed by State Highway
            1. If you notice issues report to State Highway
        iii. QUESTION → Who pays for snow removal in our neighborhood?
            1. The City of Lawrence
        iv. QUESTION → Speeding in other communities, how are they handling it?
            1. Some have added stop signs
            2. People are distracted and driving selfishly
            3. We have officers that assigned traffic
                a. There are currently 3 eight hour shifts
                b. January we are switching to 12 hour shifts and there will be some motorcycle officers that will just do traffic enforcement
        v. QUESTION → Are speedbumps out of the question?
            1. This is a public works issue
                a. Community Members can reach out to public works and encourage them to approve speed humps in the neighborhood
            2. We have asked for speed bumps in the past and have been denied
        vi. He recommends continuing the National Night Out and using that as an opportunity to connect with those who work directly in our community
        vii. QUESTION → On Thunderbird lane it is very difficult to get through the light when buses are leaving the transportation facility. Can we get better timing on that light during this time?
        viii. QUESTION → Can we put flock cameras in the community for speeding?
            1. "This is a political hot potato"
            2. We don't have them in our neighborhood and the system we have isn't being used to catch speeders currently
        ix. QUESTION → Can we put in stop bars or painting on the pavement (stop bars, the words slow)? Can we get the speed limit signs that show you your speed? Speed tables?
            1. This is worth asking public works to look into
            2. We have used these in the past
            3. We have been denied this in the past
2. **Our Year Together** – National Night Out, the pool, & our streets 6:44 pm
    a. National Night Out – Our community showed up and we had a nice turn out with food, games, music, as well as the LPD
        i. Spent about 20 minutes with the community
        ii. Fire department showed up a little later

iii. Thank you to all the families that came out and supported our community

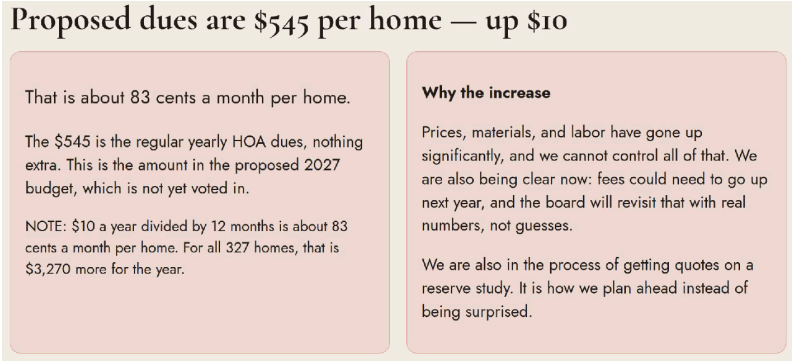
b. Pool
   i. We are in year 2 of the pool fobs
   ii. The fobs stay with you until you move
      1. If you move turn the fob into a board member or Omni
   iii. Replacement for the fobs are $75
      1. We have had very few lost fobs
   iv. Lifeguards
      1. Can't have their phones out while on duty in the chair
   v. Pool Work Needed in 2026
      1. Scimmers
      2. Cracks
      3. Gap in winterization that led to additional problems
      4. Repairs for our aging pool is inevitable and our goal is to stay on top of it and put fixes in place
      5. Shutoff Valve
         a. It is broken and wasn't sealed properly Robin was made aware of the issue in mid October
         b. Ciriellos a commercial plumber came and fixed the issue with a unanimous vote by the board
            i. This work was started on 11/9 and finished 11/12
      6. A meter was removed/shutoff by Lawrence utilities so that we aren't getting charged during the winter months
   vi. Update on what it means for our pool to be aging and what the HOA may need to pay for in the coming years
   vii. Pool Water Testing
      1. Tested every morning before the pool is open
      2. Checked by the county at random
      3. QUESTION → The pool cover is not on yet? Do the lights need to be on in the pool if the cover is not on?
         a. Former board president says that Marion County told them this in the past
         b. The pool company will come back out and drain the pool more before the cover goes on
         c. There seems to be an issue with the timer of the lights (check the electrical for this)

c. Streets & Speeding
   i. Speeding and running stop signs is getting out of control
      1. Reported by neighbors to the board often
      2. School busses are also speeding
         a. Lawrence Transportation 317-423-8400
      3. Radar signs did not deter the amount of tickets written by the Lawrence/Fishers traffic police
   ii. What has the board done?
      1. Robin and Thom Casey (when he was board president) worked with Public Works for several years

a. We were denied speed bump, speed humps, speed cushion (non permanent bolted into the street and can be stored during the winter)
b. Robin has been speaking with the director of Public Works – Renee
c. QUESTION → Have we asked Public Works what they suggest we do?
    i. No they did not have any suggestions except to have everyone on Twyckenham park their cars on the street
    ii. We want to make change so we need to change our approach – suggested by homeowner
        1. Petition?
d. Safety is our main concern
    i. Next Steps:
        1. More board members
        2. Get more people on the Safety Committee
        3. Go above the Director of Public Works
            a. The board will come up with a plan and what exactly to say
e. SUGGESTION → Putting gates at the neighborhood entrances?
    i. Twyckenham is a public street and we can't put gates over the street

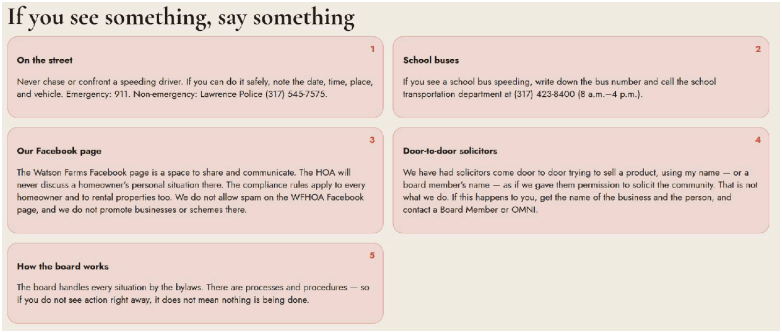
3. **Our new property manager**, Glen Watson 7:16 pm
    a. New Omni manager
        i. He took over for Suzie Frazier who is no longer with OMNI
        ii. He comes to us with community experience before joining OMNI
            1. Has been an HOA president for 6 years in Fishers
            2. States that Robin is very committed to the neighborhood and is working to ensure our community is taken care of
        iii. Shares that his contact information is on the Watson Farms website
        iv. He reminds homeowners that he can't do things without the approval from the board of directors
4. **The Money** – 2026, the $10 increase, the proposed 2027 Budget, and reserves 7:21 pm
    a. Balance Sheet was provided to homeowners Robin went over the budget with homeowners





b. QUESTION → Can we get a shorter study done for less cost to the community?
c. QUESTION → Water & Sewer is going to double from 2026-2027?
    i. We are only seeing the first 9 months of 2026 currently
d. QUESTION → What is professional service?
    i.
e. QUESTION → Does that include painting the yellow lines on the road?
    i. No that is the city of Lawrence
f. Old board president
    i. We did have a reserve study done a long time ago
        1. They wanted the ponds to get wrapped and it was very expensive to have done

5. **Then the Vote** - After questions, with the result announced before we move on 8:03 pm
    a. Did NOT meet quorum
        i. Does the board vote on the budget? We will double check this and see if the new Indiana law changed regarding quorum
            1. Yes, the board will vote on the budget at our next meeting
6. **Staying Safe** – How to report a problem, and how the board works 8:06 pm



7. **Board Business, volunteers, and closing at** 8:09 pm
    a. Interested in the Board (we can have 7 members):
        i. No one
    b. Committee Member
        i. Thom Casey - Where needed
    c. Motion to adjourn
        i. Megan 1st
        ii. Robin 2nd