

BOARD OF DIRECTORS



WATSON FARM HOMEOWNERS' ASSOCIATION

Minutes Of Board Of Directors Meeting March 30, 2005

In Attendance:

Chris Valcourt	President	66 Evergreen Court	783-1067
Bill Harrison	Vice President	11 Aurora Court	783-3034
Rama Chandra	Treasurer-Elect	30 Evergreen Court	788-0319
Sheila Greene	Secretary-Elect	89 Petal Lane	783-5856

1. Meeting Called to Order

Meeting of the Board of Directors was called to order.

2. Appointment of Directors

At the annual meeting of the Association, the elections for the vacancies of Treasurer and Secretary were held. Rama Chandra was elected to the position by the vote of the association. Rama accepted this nomination and the responsibilities inherent with the position. The President and Vice President approved this appointment and welcomed Rama to the Board. The position of Secretary remained unfilled as of the annual meeting. Therefore, pursuant to Article 4.5 of the By-laws, a vacancy shall be filled by a vote of the majority of the remaining Directors. Sheila Greene was elected by the board to serve the unfilled position. Sheila accepted this nomination and the responsibilities inherent with the position. The President and Vice President welcomed Sheila to the Board. Both positions will be served for 3 years.

3. Speeding Concerns

Some homeowners had addressed their concerns at the annual meeting regarding enforcement of the speed limit in our neighborhood. Although the Board is aware that the roads are public, it was discussed that the Board does have a responsibility for the safety of our neighborhood. The Board will be contacting the Town of South Kingstown as to possible solutions for this problem. The South Kingstown Police Department will also be contacted in regards to recommendations for the Board. The Directors would like to stress to all homeowners of the importance of maintaining a safe environment in our neighborhood and the need to drive slowly at all times. In the meantime, if any homeowner is aware of a pattern of speeding by a homeowner or a guest of said homeowner, please contact Bill Harrison with your concerns as we can begin documentation for our records.

4. Access Road

The materials for the fence to restrict access to the road between Petal and Straw Lane will be ordered to coincide with the installation of the Front Entrance Sign. The Board would like to coordinate these projects together to best utilize our volunteers to dig the holes for the fence and the sign at the same time. These projects will be completed in the spring once the ground is favorable to digging. If any homeowner has access to a gas-powered hole-digger or would like to assist with these projects, please contact Bill Harrison.

5. *Front entrance sign*

The vendor had already begun work on the sign as of this date. Look for it to be installed at the end of April or the beginning of May.

6. *2005 Assessment*

The Board set the date for the assessments to be collected. The \$250 yearly assessment (approved by the Association) will be due June 30th. Notices will be mailed out to all homeowners.

7. *Investment of Association Capital Funds*

After some research, it was determined by the Board that it would not be in the best interest to invest a portion of the capital funds. Any small gains in income would negate our non-profit organization status. The Board would like to acknowledge and thank John Leal for his research in this matter.

8. *Watson Farm Website*

With much appreciation to Martin Haggarty, Watson Farm will soon have a cost-free Website where homeowners can access information regarding our Association. When the site is up and running to the approval of the Board, the address will be announced to all homeowners.

9. *Annual Meeting Date*

After the cancellation of the last 2 out of 3 annual meetings due to lack of a quorum (less than 20%), it was determined by the Board that a mid winter meeting is unproductive. The Board believes that a meeting date of September/October would increase attendance. The homeowners will be notified of the annual meeting date when the time arrives.

10. *Landscape Bid*

The Board awarded the Landscape bid to Autio Landscape for the 2005 fiscal year. Work will begin in April.

11. *Upper Teardrop Landscape Plan*

As approved by the association in the 2005 Operating Budget at the annual meeting, Holly Ridge Nursery has been awarded the bid to begin improvements to the upper teardrop. Work will begin with in the month of April.

12. *Insurance*

The board discussed the need to review our current limit of liability. It was also discussed to insure our new sign since it is a rather large investment and we currently only have liability coverage. Our last signs that were stolen were not covered under our current policy. However, the Board has received a recommendation from our insurance provider that it is not cost productive to add property and casualty to our coverage. It was also suggested by our insurer that an increase in liability is not necessary at this time. The Board will continue to review our insurance policy in a timely manner to be sure the policy is up to date.

13. *Adjournment*

No other business was brought before the Board and no further discussions or actions were required by the Board at this time, therefore the meeting was adjourned at 9:30 p.m.