

## WILLOWBROOK HOMES ASSOCIATION

### MINUTES FROM THE MEETING OF October 25, 2023

The Willowbrook Board of Directors meeting was held by ZOOM video conference and attendees were Terry Combs, Claud Hobby and Dana Anderson. Collette Harrison joined the meeting late. Robb White was absent. Also in attendance were Buck Heath, Pool Committee Chair, Randy Will, Streets and Lights Committee Chair, Bill Barnow, Paint Committee Chair and Karen Johnson, Financial Manager.

The September 2023 meeting minutes were approved with Robb White and Collette Harrison absent.

### FINANCIAL REPORT

The September 2023 financial report was approved with Robb White and Collette Harrison absent.

Terry discussed movement of money between reserve funds with Ken Joyce, our accountant. There are no issues with this.

A motion was made to change the name of the Pool and Common Areas reserve funds to the General Reserve Fund. The motion was approved with Robb White and Collette Harrison absent. This will take effect on 1/1/2024.

One resident has late HOA dues.

### STREETS AND LIGHTS (Randy Will)

Street repairs are complete and All Pro Asphalt has been paid in full.

Randy repaired the hole in front of the mailbox on 142 street and Benson with oil and chips provided by All Pro Asphalt. The repair will be evaluated following this week's rains.

Teague Electric has been called twice concerning repair of the street light on north Slater. It has not yet been repaired. Randy will call Teague again on Friday.

### LAKES AND STREAMS (Robb White absent)

Terry reported that the heavy rain has cleaned out the ponds.

The scope of work has not yet been written concerning the deterioration of the rock walls on ponds #2 and 3.

### PAINT COMMITTEE (Bill Barnow)

Nothing to report

### POOL COMMITTEE (Buck Heath)

It was decided to replace the decking on the bridge to the pool in the spring. Buck will coordinate this with Jim Borquin's schedule to replace the spa heater and pool opening preparations.

The Firepit Party was a success thanks to the efforts of Tom Munding, Buck and Kathy Heath, Colleen Combs and Marcia Stewart. Thanks also to the Andersons for the use of their fire pit.

Buck reported that the water pipes in the pump room have been winterized.  
Karen requested that Jim Borquin submit his invoice – Buck will contact him about this.

#### ARCHITECTURAL COMMITTEE (Collette Harrison)

One paint change request was received.  
One rear landscaping improvement received.  
Both were approved.

#### LAWNS, GROUNDS AND COMMON AREAS (Claud Hobby)

All sprinkler systems have been shut down for the winter.  
There are 3 remaining mowings this year.  
The week of November 13<sup>th</sup> will be the first fall leaf pick-up.  
Danny's Tree Service will remove two dead trees and trim limbs on north Slater.  
The contract for snow removal has been signed.

#### OLD BUSINESS

None

#### NEW BUSINESS

Terry requested that all committee budgets be submitted by November 15<sup>th</sup> .  
Dana reported no progress on the Technology & Communication Committee.  
The event signs posted at both entrances are in need of repair. It was discussed whether they should be kept or replaced by emails. It was decided that the signs are beneficial and will be repaired.  
Discussion was held regarding a new resident's request to erect a portable basketball hoop. Board members were receptive of this request but will make a final decision upon viewing the hoop and location.  
The next Board meeting is scheduled for 11/29/2023 at 7:00PM by ZOOM video conference.

Respectfully submitted,  
Kathy Heath