

WILLOWBROOK HOMES ASSOCIATION

MINUTES FROM THE MEETING OF September 27, 2023

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

The August 2023 meeting minutes were approved unanimously.

FINANCIAL REPORT

Terry stated that he and Karen moved \$225,000 from the reserve funds to a 90 day CD in order to earn 5.26% interest.

There are no residents with late HOA dues.

The August 2023 financial report was approved unanimously.

STREETS AND LIGHTS (Randy Will)

Randy reported that Keith Tully has been in touch with All Pro Asphalt and anticipates that they will start repair work within a week. Keith requested they provide 24-hours notice.

A resident reported there is a hole in the concrete curb in front of a mailbox on Benson. Randy will repair the hole.

Buck replaced the bulb and adjusted the sockets in a street light at 142 Street and south Slater.

LAKES AND STREAMS (Robb White)

The bid (\$46,800) to replace deteriorating rock walls on ponds #2 and #3 has been received. Claud will call the contractor, Greg, to determine a time frame and scope of work. Damaged rock that is removed will be repurposed as rip-rap along the east side of pond #3.

Rock will be added to the west side of pond #3 by Raphael in November.

Robb and Claud will cut up logs this weekend that were removed following the recent rains.

PAINT COMMITTEE (Bill Barnow)

Bill said that a few touch ups will complete the painting for this year.

POOL COMMITTEE (Buck Heath)

Buck reported that he replaced the gutter downspout extension by the spa.

The pool has closed for the season and the furniture has been moved to the cabana for the winter. Thanks to Kathy Heath, Tom Munding and Mark Stith for their assistance.

A loose pool light will be repaired when the pool is drained in the spring.

The estimate to replace the spa heater (\$4,500 in 2023 budget) was received and approved unanimously.

The estimated cost (\$3,000) to replace the decking on the bridge to the pool was approved unanimously. The work will be done in late October by residents.

ARCHITECTURAL COMMITTEE (Collette Harrison)

Nothing to report

LAWNS, GROUNDS AND COMMON AREAS (Claud Hobby)

Sprinklers will be winterized between October 16 - 20.

Some trees will be removed around the pool area by Danny's Tree Service. He will also trim tree limbs on north Slater.

Claud will be marking trees along the streets that need to be trimmed later this year.

OLD BUSINESS

None

NEW BUSINESS

The Board discussed that the Willowbrook covenants state that two separate Reserve Funds are required for Streets & Lights and Lakes & Streams. A third Reserve Fund is designated for both Pool and Common Areas. He suggested that the third Reserve Fund be redesignated "General Reserve Fund" and used where needed. Terry said he will discuss this with the Willowbrook accountant.

Randy Will has been designated the chair of the Streets & Lights Committee.

Dana Anderson has been designated the chair of the new Technology & Communication Committee. Dana stated that Jill Holmes and Robin Lemons are interested in assisting. Possibilities for this new committee are still being explored.

The next Board meeting is scheduled for 10/25/2023 at 7:00 PM by ZOOM video conference.

Respectfully submitted,

Kathy Heath