

WILLOWBROOK HOMES ASSOCIATION
Meeting of the Board of Directors
June 30, 2015

The Board of Directors met at the home of Dan Wilder on Tuesday, June 30, 2015. Board members present were Dan Wilder, Brian Basel, Mike Sarno, Dale Atwood, and Mark Stith. Also present were Jan Cowherd, City Liaison; Nestor Zuluaga, Architecture Committee; Karen Johnson, Financial Manager; and Lonnie Montrose, Recorder.

The minutes of the May 26, 2015 board meeting were approved.

FINANCE: Karen presented the May Balance Sheet. She noted there were the normal expenses. It was noted that the dividend income was down from a year ago due to the fact that money was taken out of reserves for the street repair project. Karen noted that approximately \$900 was saved by the HOA by turning off the sprinkler systems for the common areas for the month of May. The financial report was approved.

STREETS AND LIGHTS: Dan noted that he replaced a couple of light bulbs at the Antioch entrance. He also noted that sprinkler damage at 14204 Slater, caused by the street light repair this winter, was just discovered and was repaired.

LAKES AND STREAMS: Dan said he has received only one bid to repair the dam erosion at Benson. Bids from 8 different contractors were attempted. The only bid received was from Max Rieke for \$17,000 which does not include repairing damage done to the lawn and sprinkler systems. Dan estimates the additional expense to repair these areas to be around \$10,000. After discussion the Board decided to continue to look for another way to repair the dam.

Dan also noted that there is erosion taking place on pond one behind 8802 W. 142 Court and he received a bid from Aron to make the repair for \$250. The repair has been done.

PAINTING: Hank Bauer submitted a written report that was shared at the meeting that as of June 30th four home's trim painting has been completed. Hank also said that he and Don Nylund met with Brian Basel to discuss repainting the floor of the bridge to the pool. The initial paint failed. It was decided to delay the painting and repair until after the pool closes in September.

POOL: Brian reported that the hot tub blower is not working again, and that he is working on getting it fixed as soon as possible. The repair and painting of the pergola over the hot tub is finished. The pergola work was done by Don Nylund Painting.

We have had a number of break-ins to the pool late at night. The police have been called each time persons were seen in the pool area. If anyone notices any activity in the pool after 10:00 PM please call Brian Basel to report it. The board discussed methods for preventing people from breaking in and what to do when they do. There is not a good way to keep people out if they decide to climb over the fence. Brian said that this was

discussed with the police when they came out and they suggested that we start pressing charges for trespassing when non-residents are found in the pool. There was agreement that this approach will be used in the future to try to dissuade others from breaking in.

ARCHITECTURE: Nestor Zuluaga has volunteered to chair this committee. He has served on the committee in past years. There is one request pending for a screened-in porch.

LAWNS AND GROUNDS: Complete Tree Service cleaned up the damage from the recent storm. There was one tree that was blown down and several large tree limbs down.

It was discussed and decided the Lawns and Grounds committee would get bids to do the weeding in the common areas.

Brian said that the Landscaping Committee did a review of what plants were dead that were planted last summer during the area beautification. A copy of the list was sent previously to all board members and the Lawn and Grounds committee. The list will be given to Green Lawn for replacement of the plants later this fall under their contract warranty.

The ash trees at the Antioch entrance have been injected for the Emerald Ash Bore.

It appears there was a misunderstanding by Green Lawn regarding weeding along the perimeter fencing. They had been instructed not to trim the Junipers along the perimeter, but there was no mention as to discontinue weeding along the fence. Dale will call Craig Hawkins with Green Lawn to correct this. It was noted that weeds inside the fence along 143rd Street have gotten rather tall and need attention.

Mark Stith reported on the maintenance of the brick walls and pillars along the perimeter of the neighborhood. It was suggested to Mark by a fence company that these brick structures should be capped to be preserved. It would be a cost of \$16,000 to clean, repair and cap the monuments and all 36 pillars.

OLD BUSINESS: Regarding the recent vote of the Board to discontinue trimming the perimeter Junipers it was noted by Jan Cowherd that after talking to a lawyer friend of hers and his review of the Dedication sheet presented at the April board meeting that the HOA is not obligated to trim the bushes. Mike Sarno also said that a client of his (a lawyer) said the same thing. Mike will be meeting with one of the developers of Willowbrook, Tom Grobe, to see how the wording was stated when the developer deeded the property to the HOA.

A motion was made to void the vote taken in March to discontinue the trimming of the perimeter Junipers. The motion passed to void the vote.

Mike Sarno feels he cannot continue with the budgeting committee due to his work load. It was suggested that this committee wait until September to continue.

NEW BUSINESS: Since there has been interest from only one person to run for Board of Director so far it was suggested to send out notice to all residents via telephone because the deadline for returning biography information is July 11th (30 days prior to the annual meeting.)

Brian Basel commented that he has received comments from residents about the poor condition of some of the mailboxes. Brian will get a list of the addresses where mailboxes are in need of repair and provide this to Dan Wilder who will contact the USPS.

It was decided to not have a Board meeting in July. The meeting was adjourned.

Respectfully submitted,
Lonnie Montrose, Recorder