

## **WILLOWBROOK HOMES ASSOCIATION Board of Directors Meeting - July 11, 2016**

The Board met at the home of Nestor Zuluaga and the meeting came to order at 7:10 PM. Board members present were Mike Sarno, Brian Basel, Mark Stith and Nestor Zuluaga. Also in attendance were Hank Bauer, Paint Committee; Karen Johnson, Financial Manager; Dan Wilder, Lakes and Streams Committee; Dennis Lemons, Pool Committee; Jan Cowherd, City Liaison; Joyce Murray, soon-to-be board member and Karen Lawrence, Acting Secretary.

The minutes from the June 13, 2016 meeting were approved unanimously.

### **FINANCE: (Karen Johnson)**

Financials – Financials as of the end of June 2016 were presented and reviewed. Dues arrearages were discussed. Karen mentioned that 91 pool keys have been handed out.

### **STREETS AND LIGHTS: (Mike Sarno)**

Google Fiber Right of Entry and Installation Agreement – Mike Sarno reported that an attorney has been consulted and is preparing a response to require Google Fiber to repair any damage caused to HOA property during installation;

### **LAKES AND STREAMS: (Dan Wilder)**

**No issues raised.**

**CITY LIAISON:** No issues raised

### **PAINTING COMMITTEE: (Hank Bauer)**

Houses – Six houses completed. Weather has been a major factor for this. Hank reported there are 14 more to be painted this year.

Painting Contract - Hank reported that our three-year painting contract will be up for reconsideration at the end of 2016. Hank and Dan will work on a contract with Don Nylund who would like to eliminate the deductions for windows and garage doors which do not require painting.

**POOL COMMITTEE: (Dennis Lemons)** - No issues at this time.

**ARCHITECTURE COMMITTEE:** (Nestor Zualuaga) - One resident is requesting to repaint egress railings but has not submitted the necessary paperwork.

### **LAWNS AND GROUNDS: (Mark Stith)**

Pillar and Monument repair project Best Chimney has committed to a July 19<sup>th</sup> completion date for the project including a final cleaning of the monuments and application of a stone enhancer to them. At that time the Board will inspect the work and prepare a punch list of items require rework. Those items must be satisfactorily completed before final payment is made.

Brian Basel checked the replanting performed by Green Lawn of beautification project plants that had died since last summer. A list of items that still need to be planted was prepared and provided to Green Lawn to address.

Sprinklers—Sprinklers system watering schedule has been changed by Aron Medina to 3 days per week and 16 minutes per zone due to the cooler weather and more frequent rain.

Aeration and reseeding will be scheduled for later this summer. This is typically done every 3 years and will be scheduled to provide adequate time to water before the sprinklers are winterized.

In the June 13<sup>th</sup> meeting the Board approved planting a tree on the 142<sup>nd</sup> Court west island. Residents have been canvased and would prefer a shade tree. The Landscape committee will decide on an appropriate tree. The tree will be planted this fall.

Green Lawn completed the landscaping of the area where the old cottonwood once stood at Pond #2 near 142<sup>nd</sup> Place.

#### **OLD BUSINESS:**

Mailbox project - The Board decided to table this until after the first of the year (2017).

Reserve Fund Study – the reserve fund committee has suggested a one-time study be performed by an independent company which could be updated over time. The committee will move toward selecting a company to assist with developing the initial analysis and funding plan.

#### **NEW BUSINESS:**

Deffenbaugh Contract –

Dan Wilder handed out 3 proposals for trash companies. He is waiting on one more. This was discussed but tabled until the next meeting when we will have the 4<sup>th</sup> proposal. Deffenbaugh must be notified by September 1<sup>st</sup> if we intend to change contractors.

Dan Wilder has contacted Craig Hawkins of Green Lawn to ascertain if Green Lawn would be interested in extending the current contract for a period of years with essentially the same terms.

Mike Sarno reported that the Summer Newsletter should be published by the end of the week.

#### **Annual Meeting – Board Election –**

August 2, 2016, 7:00 P. M., at Church of the Resurrection

Read Ahead Packets will be sent out July 20<sup>th</sup>.

**NEXT MEETING:** 7:00 PM, Monday August 22<sup>nd</sup> at Mike Sarno's home.

Submitted by Karen Lawrence

Recording secretary