

## WILLOWBROOK HOMES ASSOCIATION

### MINUTES OF THE ANNUAL HOMEOWNER'S MEETING OF AUGUST 15, 2023

The Church of the Resurrection

#### INTRODUCTION

Randy Klement, President, called the meeting to order at 7:01 PM with 45 households represented by attending members. Randy welcomed all and thanked the homeowners for attending.

Board members were introduced as well as the Committee Chairpersons. Board members present included Randy Klement, Keith Tully, Terry Combs, Claud Hobby and Robb White. Also present were Karen Johnson, Financial Manager, Bill Barnow, Paint Committee Chair and Buck Heath, Architectural Committee Chair.

There were no new neighbors present.

Craig Hawkins of Green Lawn thanked Willowbrook for our business. Craig said August has been a wet month, lawns are looking good, but he has seen areas of brown patch. He asked that we watch for this and call. A resident stated that they used Heritage on brown spots and Craig said this was a good product. A question was raised about dandelions. Residents can call Green Lawn for spot spraying of this weed. Six lawn treatments are applied each year, there are two more remaining this year. All are granular except for the broadleaf weed and pre-emergent applications. A resident asked if the area around the pool was treated and Craig replied that it was. Residents asked about over-seeding and aeration. While these services are not included in our contract, residents are asked to call sooner rather than later to get on the calendar. Claud will send out an email on pricing for these services.

Minutes of the 2022 HOA Annual Meeting minutes were approved by on-line vote with 75 for and one against.

#### FINANCIAL REPORT

Randy said the financial report was included in the read-ahead packet. Randy asked for questions - there were none. He stated that Karen does a great job with managing the finances of our neighborhood with the assistance of an accountant. Randy went on to say that we saved money last winter on snow removal with only one plowing and no shoveling of driveways. But he reminded us that winter is coming.

#### ARCHITECTURAL COMMITTEE

Buck Heath thanked his one committee member, Keith Tully, for his assistance and reported that 18 projects were approved this year. Buck indicated that he had included a section in his read-ahead report regarding fences due to fielding some questions about it this year.

## POOL COMMITTEE

Terry Combs thanked his committee members, Tom Mundinger, Buck and Kathy Heath, Colleen Combs, Claud Hobby, Bob Sherman and Jeannette Kowalewski. Terry said there were no issues this year. He thanked Claud for replacing the back-flow valve, Tom and Buck for cleaning out areas of the pump room and creating more storage space for Christmas decorations and other neighborhood items, the entire committee as well as John Ferraro and Vicki Siebs for getting the pool ready to open in the spring. The spa heater will be replaced after the pool closes this fall. That cost is covered in this year's budget. The pool closing party will be held on Saturday, September 23rd. A food truck was scheduled but they canceled. Terry asked that residents bring appetizers and/or desserts - more information will be forthcoming. A Pickleball court has been installed in the pool parking lot. Kerry and Misty Winters provided a net that is kept at Claud's home. Claud asked that you contact him if you would like to play and he will provide you with the net. Randy reminded all residents that they are playing at their own risk.

## LAKES AND STREAMS

Robb White thanked his committee members, Claud Hobby, Colleen and Terry Combs and Pam White. He also thanked anyone who picks up trash and debris from around the ponds. He reported that he has been removing debris and trash from the ponds after rain storms, spraying for weeds in and around the ponds. Pond weed was not an issue this year. Robb said he is monitoring pond #1 for sediment build-up. He said he is following the Wilderness Neighborhood Pond silt removal project at 159th & Nall. When our ponds were improved 5 years ago, we were told that pond #1 would require silt removal within 5 to 7 years. Robb said a couple of truck loads of rock will be added this fall to areas by the Pepin's and Barnes' houses. A fall clean-up will be scheduled in October. A resident asked about the stonework on the east side of pond #2. Robb said the Board would be discussing this in the coming months.

## LAWNS, GROUNDS AND COMMON AREAS

Claud thanked his committee members, Colleen Combs, Vicki Siebs, Pam White and Marcia Stewart. Raphael will plant 1200 tulip bulbs this fall. At the Antioch entrance, both Ash trees were removed and the stumps ground down. Two male Ginkgo trees have been purchased after extensive research. They will be planted next month. The pool area was replanted and poison ivy was removed. The sprinkler controller was replaced at the Antioch entrance. Rock was added to the landscaped areas on cul-de-sacs and entrances. Claud said the common area by pond #2 by the walking path was updated and more Hostas will be planted. The retaining walls on both sides of the Antioch entrance are being evaluated by the Board. The contract with Green Lawn is for 30 mowings - if a mowing is cancelled, it is added at the end of the mowing season. 2 leaf pick-ups are scheduled, one at the end of November and one in early winter.

A resident asked about moles in her yard. She was told to call Craig at Green Lawn. A resident remarked that the Elephant Leaf plants at the Antioch entrance are browning - they will be removed when the weather cools. Claud will be measuring the height of the tree canopy at the curbs. Thirteen feet of clearance is required for the trash trucks. Trees will be marked and residents can remove the branches themselves or pay for Raphael to remove them.

## PAINT COMMITTEE

Bill Barnow thanked his committee member, Bernie Young. He said that all houses for 2023 have been painted. Next year 22 homes will be painted. Bill will notify those residents after the first of the year. He will inspect each house in the early spring for wood rot and other issues. Residents will be notified that wood rot must be repaired prior to painting. A house with wood rot will not be painted. A resident asked if Roger (the painter) would repair the wood rot. Bill said Roger can make the repairs or they can hire whomever they want.

A resident had a concern regarding home color choices. Another resident stated there used to be a color wheel with approved colors. Discussion followed that covered earth tone colors, roof mounted solar panels and stone coated metal roofing. Terry said the Board would discuss these issues in future meetings.

## STREETS AND LIGHTS

Keith Tully thanked his committee members, Randy Will, Mike Sarno, Buck Heath and Bob Sherman. All the street lights have been converted to LED. One bulb was replaced and three were wiring issues repaired by Teague Electric. Keith stated that when the street lights were installed, the wiring was not placed in conduit and this sometimes causes problems. The new LED lights seem to be creating very few problems. When the streets were swept in April, it created 4 truck loads of gravel. Keith said, due to the nature of chip seal, it should be expected that sweeping the streets twice every year will be needed after the winter and again in the fall. All Pro Asphalt was contracted to repair deteriorated asphalt in 5 cul-de-sacs. During this process, their equipment caused damage to our streets. All Pro Asphalt has not been paid and the Board is currently negotiating how and when the repairs will be completed. The Board will evaluate additional curb replacement next year. Keith said that curb replacement would be an on-going process over the course of several years.

Randy stated that the on line voting approved applying any remaining funds at the end of the year to our reserve accounts. This was approved by on-line vote with 74 for and 2 against.

## OLD BUSINESS

A new 2-year contract was signed with Select Pool Service LLC.

An addendum to our Covenants, Conditions and Restrictions to limit the rental of homes in Willowbrook to a maximum of 3 was approved by 75% of the home owners in December 2022 and registered with the county in April 2023. At this time the maximum of three homes under rental agreement has been met. This was a major project undertaken by the Board.

## NEW BUSINESS

The sidewalk and driveway snow removal contract has been sent out for approval.

Ratification of the acts of the Board of Directors was approved by on-line vote with 72 for and 4 against. Newly elected Board members, Dana Anderson and Collette Harrison, were introduced. They will replace Randy Klement and Keith Tully, whose terms are expiring.

Claud presented Randy with a gift for his hard work as President of the Willowbrook Board of Directors.

Randy expressed his gratitude for all the assistance received from other Board members and Committee Chairs during his tenure. He was proud of the accomplishments of the Board while he was President, including the 5 long term contracts negotiated, 2100 feet of curb replacement, chip sealing of the streets, pool resurfacing and the addendum change. He thanked Karen for her finance knowledge, Kathy Heath for her recording skill and Keith Tully for his 6 years of dedicated service. He thanked Tom Munding for being the Willowbrook Town Crier and Mike Sarno for managing the Willowbrook website. Randy thanked Meg Maffitt for her assistance with the Addendum change. He thanked Keith, Terry and Pam White for becoming notaries to assist with the Addendum change. Special thanks were expressed to Tom and Brenda Munding and Lynn Deverill for tabulating the attendance. He especially expressed his thanks to his wife, Nancy, for her tolerance, patience and understanding.

A motion to adjourn was made by Dennis Lemons, seconded by Dick Hopkins. The meeting was adjourned at 8:06.

Respectfully submitted,  
Kathy Heath