

WILLOWBROOK HOMES ASSOCIATION

MINUTES FROM THE MEETING OF April 25, 2024

The Willowbrook Board of Directors meeting was held by ZOOM video conference and attendees were Terry Combs, Collette Harrison and Robb White. Claud Hobby was absent and Dana Anderson was late to join the meeting. 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 March 2024 meeting minutes were approved with Claud Hobby and Dana Anderson absent.

FINANCIAL REPORT

The March 2024 financial report was approved with Claud Hobby absent.

Karen reported that one resident had not paid the full dues amount to reflect the recent increase. Karen has attempted to contact the resident to get this corrected. Terry offered to assist.

It was noted that Interest on Investments is Q1 24 vs. Q1 23 are up by ~\$3,000. This is a reflection of the boards decision to invest reserve funds in CDs as compared to money market accounts. On an annual basis if interest rates remain constant this will be an additional \$12,000 income.

STREETS & LIGHTS (Randy Will)

Streets were swept on April 24th with good results.

LAKES AND STREAMS (Robb White)

Robb met with Tom Davis of Davis Excavating. He will have a scope of work and contract by Monday. The contract will be given to our attorney for review when received. Robb has rip rap sample rock to evaluate.

PAINT COMMITTEE (Bill Barnow)

Bill reported that 20 homes have been painted with 2 remaining.

POOL COMMITTEE (Buck Heath)

The work to replace the bridge decking was completed in two days. Buck wanted to thank Claud Hobby, Scott Barnes, Mark Stith and Buck's son, Josh Heath for their hard work.

All work in the pump room has been completed including roof work.

Karen will have the pool phone activated by May 13th. Buck will have the fire extinguisher annual check completed by opening day.

The pool will open on Saturday, May 18th and close on Sunday, September 15th .

ARCHITECTURAL COMMITTEE (Collette Harrison)

Collette received requests for 3 paint color changes – they were approved. She is also working with a resident on a paint color change.

LAWNS, GROUNDS AND COMMON AREAS (Claud Hobby absent)

Terry reported that there are some problems with several common area sprinklers. Repairs should be completed by May 6th.

An ash tree is scheduled to be removed on the west side of pond #1.

The hill on the east side of pond #3 behind the Wilder through White residences will be reseeded or sodded depending on the budget.

OLD BUSINESS

Committee Chairs were reminded to write descriptions of their areas of responsibility for the revised web site.

NEW BUSINESS

Board members were asked to check their calendars to determine a date in August for the annual HOA meeting at Church of the Resurrection.

The next Board meeting is scheduled for 5/21/2024 at 7:00 PM by ZOOM video conference.

Respectfully submitted,

Kathy Heath

