

WILLOWBROOK HOMES ASSOCIATION

MINUTES FROM THE MEETING OF March 19, 2024

The Willowbrook Board of Directors meeting was held by ZOOM video conference and attendees were Claud Hobby, Dana Anderson, Collette Harrison and Robb White. Terry Combs was absent. Also in attendance were Buck Heath, Pool Committee Chair, Randy Will, Streets and Lights Committee Chair and Karen Johnson, Financial Manager. Jill Holmes attended to present features of the proposed new website.

The February 2024 meeting minutes were approved with Terry Combs absent.

FINANCIAL REPORT

The February 2024 financial report was approved with Terry Combs absent. Karen reported that five residents had not paid the full dues amount to reflect the recent increase. Karen has contacted all those residents to get this corrected. Penalty fees will be applied.

STREETS AND LIGHTS (Randy Will)

Randy said he is still checking on other electrical companies for street light work, but if a problem arises, Teague Electric will be utilized.

Willowbrook has 8 street signs. Two are maintained by the City of OP and six are owned and maintained by Willowbrook. He said the city's street signs are made of a higher quality material. Willowbrook's street signs will need to be replaced eventually due to fading.

Randy suggested street sweeping be scheduled for late April or early May.

LAKES AND STREAMS (Robb White)

Robb has been in contact with Tom Davis of Davis Excavating to review work to be done. Items discussed included;

- 1). The dredging of pond #1. This will include building a berm on the west side of the pond and installation of a french drain system. Sediment will be removed from the pond to the excavated area. The french drain will allow water to drain back into pond #1. The area will be able to be seeded in the fall. The Board voted unanimously (with Terry Combs pre-voting) to approve the expenditure of \$44,000 for this as the project was determined to be a priority.
- 2). The installation of 350' of rip rap stone on the east side of pond #2. This project is estimated to cost \$21,000.
- 3). The installation of 60' of rip rap stone on the east side of pond #3, behind the

Wilder's residence where the shoreline is dirt. This project is estimated to cost \$5600.

- 4). The continuation of rip rap and installation of cap stone on the west side of pond #3. The estimated cost is \$11,300.

Rip rap type and color for all areas will be selected to be consistent with other areas of rip rap currently in place.

PAINT COMMITTEE (Bill Barnow, absent)

Nothing to report

POOL COMMITTEE (Buck Heath)

The invoice for the new spa heater was received from Borquin Pools in the amount of \$4,365.

A bid was received from the John Vansant Company to replace the vent piping on the heater in the amount of \$940. Replacement will bring the vent piping into code compliance.

A bid was received from True Grit Roofing to allow code compliant clearance around the vent piping in the amount of \$1,700.

It was noted that water had leaked through the vent piping and resulted in extensive rusting of the spa heater. Inspection found rusting of the roof flashing and cracked weld joints on the external vent. Replacement of these items will stop leaking and extend the life of the pool/spa heating equipment.

All work was approved by the Board unanimously with Terry Combs absent.

ARCHITECTURAL COMMITTEE (Collette Harrison)

One deck replacement and expansion was approved.

LAWNS, GROUNDS AND COMMON AREAS (Claud Hobby)

Claud reported that sprinklers will be turned on starting the week of April 8th.

Spring fertilizer and pre-emergent application has been completed.

Some areas of common area mulching were missed – this will be corrected.

One tree on the west side of pond #1 will be removed to facilitate the silt removal.

The first mowing will be March 28th.

The retaining walls at the Antioch entrance will be replaced by concrete block in the future.

OLD BUSINESS

Jill Holmes made a presentation of the proposed new website design. She explained its functions and benefits. The presentation was very well received and committee chairpersons will write descriptions for their areas of responsibility on the new site.

NEW BUSINESS

None

The next Board meeting is scheduled for 4/25/2024 by ZOOM video conference.

Respectfully submitted,
Kathy Heath