

WILLOWBROOK HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING

January 22, 2008

The regularly scheduled meeting of the Willowbrook Board of Directors was held Tuesday, January 22, 2008, at the Wildernest Commercial Center. Directors present were Don Hobrock, Lanelle Barnett, Chad Guinn, Bonnie Brown, Bob Brocko and Dave Marony. Present from Wildernest [WPM] was Audrey Taylor, HOA Liaison, and homeowners Bill Ashley and Mike Bohlender. The meeting was called to order at 6:30 P.M.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO APPROVE THE MINUTES OF THE OCTOBER 23, 2007, MEETING AS WRITTEN.

OWNER HEARINGS

Two owners contested the parking violations that had been issued. Property plats and pictures were reviewed; the owners and the Board came to consensus.

It was reiterated that parking is not allowed on non-improved areas. Additions for parking areas must have Board approval prior to construction. [Parking may not be added in snow storage easements or within property set backs.]

There are other areas under review: Owners are advised that parking areas will be inspected in the spring to verify that parking is on improved surfaces.

ARC

Consideration is being given to instituting the inclusion of Open Space conditions in the approval process that would require money to be escrowed for locations bordering Open Space or use of some other plan to protect the Open Space from loss of vegetation due to owner projects being accessed through the Open Space.

Suggestion was made to draft a spring checklist for owners outlining procedures and responsibilities targeting the protection of Open Space.

CONSIDERATIONS:

FINANCIAL

The December financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$41,276.24 and the Reserve's balance was \$44,338.67 with the balance of the Required Reserve being \$16,236.08. Operating expenses exceeded income by \$596.04 year-to-date and Reserve income exceeded expenses by \$3,429.56 in the same time period.

OPERATIONS

Dumpster

It was noted that since the change to larger dumpsters, there could be opportunity for changing the collection schedule to once per week – thus lowering the cost of removal. This savings measure could help fund additional dumpster enclosures.

Entry Lights

It was reported that the entry lights are not working. The Board decided not to pay to keep the snow removed from the lights [at the bottom of the sign] throughout the winter. In the spring, the Board will evaluate the possibility of moving the lights to the top of the sign.

Controlling Costs

One of the Board members announced that management should be evaluated and compared with other companies to insure that the HOA is using the most economical company.

WPM was directed to verify that expenses are being charged at the correct contracted rate.

OTHER MATTERS

Attempts continue to be made to collect the monies owed from the dumpster enclosure contractor. The police will be notified.

ADJOURNMENT

The meeting adjourned at 8:50 P.M.