

**WILLOWBROOK  
HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 23, 2007**

The regularly scheduled meeting of the Willowbrook Board of Directors was held Tuesday, October 23, 2007, at the Wildernest Commercial Center. Directors present were Don Hobrock, Bonnie Brown, Lanelle Barnett, Betty Steilow and Chad Guinn. Present from Wildernest [WPM] was Audrey Taylor, HOA Liaison. Also present was homeowner, Michelle Juneau. The meeting was called to order at 1:05 P.M.

**HEARING**

A violation hearing was held to come to agreement between the ARC and a homeowner. A fence height extension was added without ARC approval [to keep the dogs in the yard]. Agreement was reached that the owner would supply within 10 days [November 25, 2007], in writing, a 2008 spring date which the extension would be permanently removed, otherwise the initial violation requirements would remain intact.

**APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF SEPTEMBER 25, 2008, BOARD MEETING WERE APPROVED AS AMENDED TO REFLECT THAT QUESTIONS WERE RAISED AS TO THE PROPOSED BUDGET AND WPM WAS DIRECTED TO RECLASS ALL THE DUMPSTER ENCLOSURE EXPENSES TO *GROUND AND PARKING MAINTENANCE*.**

**CONSIDERATIONS:  
FINANCIAL**

The September financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$33,604.61 and the Reserve Account's balance was \$43,750.18 and the Required Reserve's balance was \$16,236.08. Operating expenses exceeded income by \$418.00 in September while operating income exceeded expenses by \$2,696.71 year-to-date. Reserve interest income was \$197.31 in September and \$2,841.07 year-to-date.

It was noted that since the change to Timberline Trash Removal, there have not been problems with emptying the dumpsters; therefore, worth the additional cost.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO APPROVE THE 2008 BUDGET WITH A DUES INCREASE TO \$301/YEAR DUE JANUARY 1, 2008.**

WPM was directed to send the dues invoice prior to January 1, 2008. The invoices will be on Willowbrook letterhead.

## **OPERATIONS**

### **Dumpster Enclosure**

The Board has been informed that the materials suppliers/agents for the dumpster enclosure have yet to be paid. Request for payment was made. The contractor “walked off the job” prior to project completion; volunteers from the Landscaping Committee finished the structure. Appropriate action [s] is being researched.

### **Landscaping**

A long range, landscaping plan is in process of being developed. The focus is to develop the Open Space [s] into natural meadow-like areas.

### **Mutt Mitts**

Two mutt mitt stations will be added in the Open Space along Willowbrook Road. Posts are needed; WPM is to contact the ARC for placement location.

## **ADJOURNMENT**

The meeting adjourned at 4:32 P.M.