

WILLOWBROOK

BOARD OF DIRECTORS MEETING

May 27, 2008

A regularly scheduled meeting of the Willowbrook Board of Directors convened Tuesday, May 27, 2008, at the Wilderrest Commercial Center. Directors present were Bonnie Brown, Lanelle Barnett, Dave Hula, and Bob Brocko. Present from Wilderrest "WPM" was Audrey Taylor, HOA Liaison. Also present were homeowners Brett Confer and Tim and Jen Stachelski. The meeting was called to order at 1:00 P.M.

ARCHITECTURAL REVIEW

Two owners submitted preliminary designs for additions. Both were discussed. The Board stated that questions would be researched prior to responding to the owners.

ARC approval was given to an owner on E Coyote for the improvement of the deck/fence.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE MARCH 25, 2008, MEETING WERE APPROVED AS WRITTEN.

FINANCIALS

The April financials were reviewed. The Balance Sheet reflected that the Operating Account's Balance was \$43,175.75 and the Reserve Account's balance was \$44,767.55. The balance of the Required Reserve was \$16,236.08. Operating income exceeded expenses by \$1,345.85 in April while expenses exceeded income by \$17,536.03 year-to-date.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO MAKE A PERMANENT TRANSFER OF \$11,670 FROM THE RESERVE ACCOUNT TO THE OPERATING ACCOUNT TO FUND THE EXPENSE OF 2008 SNOW REMOVAL, EFFECTIVE IMMEDIATELY.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO WRITE OFF THE LANDSCAPE TRUST OF \$4500.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED THAT MONIES ESCROWED WITH THE HOA ARE NON-REFUNDABLE AFTER TWO YEARS FOLLOWING RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO SEND ALL DELINQUENCIES TO MARK RICHMOND [ATTORNEY] FOR A DEMAND LETTER AT 90 DAYS.

OTHER MATTERS

The District Attorney advised the Board that there is insufficient evidence to pursue the contractor that was building the dumpster enclosure. If wanted, the Board can look for relief with Small Claims Court.

There is thought to changing trash collection to once per week as a cost savings measure. All are reminded to toss the trash to the back of the dumpster.

All are reminded that violations are addressed only on a complaint-made basis. All complaints must be in writing and signed. Concerns may be emailed to taylor@wildernest.com.

The Board will meet with the Town regarding snow removal.

It was discovered that dual payments had been issued to the weed-spraying contractor. [WPM had been advised by one of the Board members that the contractor had not been paid; an invoice was [re] sent and payment was made.] The matter was tabled.

EXECUTIVE SESSION

The Board adjourned to Executive Session to discuss letting bids for management. Decision was made to seek management bids.

ADJOURNMENT

The meeting adjourned at 3:50 P.M.