

WILLOWBROOK

BOARD OF DIRECTORS MEETING

July 25, 2006

A regularly scheduled meeting of the Willowbrook Board of Directors convened Tuesday, July 25, 2006, at the Wildernest Commercial Center. Directors present were Don Hobrock, Mary Kay Rachowski, Lanelle Barnett, Jim Anderson, Bonnie Brown and Betty Steilow. Present from Wildernest "WPM" were Audrey Taylor, HOA Liaison and Tony Snyder, Owner. Homeowners present are listed below. The meeting was called to order at 1:15 P.M.

HOMEOWNERS PRESENT

Sandy Franzen
Linda/Bill Marvin
Ray Raczkowski
Ray Raczkowski
John Groneman
Steve Smierciak
Mike/Linda Orr
Tony Notaro
Bill Kleckner
Connie Tussel
Elizabeth/John Bentley
Tanya Shattuck
Harry/Margaret Shank
Sharon Farmer
James Pittudson
Beth Browne
Ben Dejulio
Sandy Cera
Leslie Ashley
Tory Hauser
Dave Taenzer
Liz Hodson
Brett Bowles
Michael Bohlender
Debbie Nelson
Rick Farrell
Bill Atkinson
Tim Boulay
Marvin Horn

ADDRESS

410 Bighorn Cir
130 Woodchuck
242 E Coyote Ct
244 E Coyote Ct
749 E Coyote Ct
465 W Coyote Ct
514 Bighorn Cir
479 W Coyote Dr
443 Marmot Cir
488 Marmot Cir
1600 N Badger Ln
1620 N Badger Ln
114 Badger Ct
103 Badger Ct
101 Badger Ct
563 Bighorn Cir
531 W Coyote
579 Bighorn
212 E Fox
561 W Coyote
380 W Coyote Dr
1581 S Badger Ln
593 W Coyote
333 N Chipmunk Cir
460 W Coyote
433 Marmot
490 W Coyote
1617 Badger Ln N
508 W Coyote Dr.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE May 23, 2006, MEETING WERE APPROVED AS WRITTEN.

DUMPSTERS

Lengthy discussion regarding the letter announcing that dumpsters would be removed highlighted the following:

- The Board meeting on June 11 that voted to remove the dumpsters was an illegal meeting as Senate Bill 100 requirements had not been met in terms of posting notice and agenda of the meeting.
- Therefore, any action taken during said meeting was illegal, thus expunged.
- The membership had on a survey taken over the past 6 years indicated by a margin of 2 to 1 that dumpsters were preferred over individual service.
- The homeowners gathered petitions with over 114 signatures to call for a special meeting to block removal of dumpsters.
- The Board reported that removal of dumpsters was approved due to problems with overfilling, hazardous waste and construction materials dumping, unauthorized use, problems with parking [removal of containers would provide more parking], unsightliness, attractive nuisance for wildlife, and health hazards.
- The membership present offered that individual dumpsters would not solve most of these problems and challenged evidence of Waste Management complaints and hazardous waste issues.
- The Board had pictures of overflowing dumpsters.
- First suggestion was made to validate the petition signatures; after discussion the membership felt that a committee should be formed that would address the problems
- A committee was formed to address and make recommendations for solutions to the dumpster problems to the Board.

Committee Members are:

Mike Bolander	Chairman
Sandy Franzen	
Bill Klectner	
Tanya Shuttach	
Debbie Nelson	
Jon Gronman	
Sharon Farmer	
Brett Bowles	

- Control suggestions were:
 - Could lock dumpsters or hire clean-up crew/guards;
 - Could have volunteers to maintain the area;
 - Could approach the Town for help in maintaining the area.
- A special Board meeting was called for the committee's report. The Board stated a decision would be made on the dumpsters after this meeting.
- Removal of the dumpsters was delayed one month.

FINANCIALS

The June financials reflected that the Operating Account's balance was \$44,328.57 and the Reserve Account's balance was \$39,567.13. The Required Reserve Account's balance was \$15,028.41.

Operating income exceeded expenses by 43,025.80 in June, but expenses exceeded income by \$1,483.70 year-to-date. Reserve interest income was \$182.57 in June \$998.69 year-to-date.

OTHER MATTERS

Architectural Control

An encroachment issue was reviewed at 434 Bighorn was surveyed per owner's request. Though encroachment may exist, it was noted that this a problem between the owners as there is no Open Space encroachment.

Jim Anderson, Board alternate, was appointed to fulfill the vacated position of Howard Hallman.

It was noted that some WPM emails are not reaching the Board. WPM will verify the addresses.

ADJOURNMENT

The meeting adjourned at 2:40 P.M.