

**WILLOWBROOK
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 25, 2007**

The regularly scheduled meeting of the Willowbrook Board of Directors was held Tuesday, September 25, 2007, at the Wilderrest Commercial Center. Directors present were Don Hobrock, Chad Guinn, Lanelle Barnett, and Betty Steilow. Present from Wilderrest [WPM] were Audrey Taylor, HOA Liaison. Also present were homeowners Ed and Lina Pankevicius. The meeting was called to order at 1:00 P.M.

Hearing

The Board and homeowners discussed approved parking areas; it was noted that all areas must be on an improved parking surface and must have written Board approval prior to construction.

APPROVAL OF MINUTES

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
IT WAS RESOLVED TO APPROVE THE JULY 24, 2007, MINUTES AS WRITTEN.**

CONSIDERATIONS:

ARC

WPM is to send a letter to the Owner who repaired Open Space damage stating that the landscaping is acceptable. Additionally, said Owner is responsible to maintain and keep alive, free from noxious weeds, the re-established area for the next 2 growing seasons.

FINANCIAL

The August financials were reviewed. The Balance Sheet reflected that the Required Reserve's balance was \$16,236.08; the Operating Account's balance was \$39,178.63; and the combination Reserve/Mailbox Account's balance was \$43,552.87. Income exceeded expenses in August by \$1,020.13 and by \$5,114.71 year-to-date. Interest income in the Reserve was \$2,643.76, year-to-date, and mailbox income exceeded expenses by \$248.79 in the same time period.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
IT WAS RESOLVED TO NOT RENEW THE REQUIRED RESERVE CD; WPM IS TO
CHECK WITH THE BOARD TREASURER PRIOR TO PLACING FUNDS.**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
IT WAS RESOLVED TO WRITE OFF \$71.32, AS AGREEMENT HAD BEEN REACHED
WITH THE OWNER.**

A proposed budget was presented. Approval was tabled until the October meeting.

OPERATIONS

Website

Comment was made that the current insurance policy summary has not been posted. WPM will correct.

Landscaping

The Landscaping Committee is working on a long-range landscaping plan to be presented at the Annual Meeting.

ARC

Fencing requirements were discussed. It was agreed that protective wiring cannot exceed the fence height. WPM is to notify Owners.

All Owners are reminded that architectural changes require ARC approval.

Mutt Mitt Dispenser

WPM was directed to install 2 additional Mutt Mitt dispensers along Willowbrook Road in the Open Space. [See Board member Chad Guinn for placement.]

Dumpster

The dumpster enclosure is nearly finished.

Contracts

It was agreed that future contracts would be handled by WPM. The Board is to review the contract.

Mailbox

It was reported that the door lock at the mailbox seems to be deteriorating. WPM is to investigate and report back to the Board.

ADJOURNMENT

The meeting adjourned at 3:15 P.M.

