



Willow Brooke Homes Association

Willow Brooke HOA: Annual Meeting
April 30, 2022

Board members present: 7 members

Jeff Hoffecker, President
Nick Walsh, Landscaping
Heidee King, Social
Rob Ruskievicz, Treasurer
Billi Erickson, Pool
Daniel Allegri, Architecture
Bryan Tamke, Secretary

1. Call to Order: 2:03 PM

2. Board Member Recognition

- A.** President recognized contributions of Billi Erickson, outgoing Pool Director. Billi has served on the HOA board for multiple terms and has helped the neighborhood navigate challenging changes with the pool in preparation for the 2022 season.

3. Report Outs:

A. President

- i. Discussed the proposed changes to the HOA Covenants.
- Proposed change is to ban all rental activity (long-term, short-term, Airbnb/VRBO, shared living, etc.) within Willow Brooke homes.
 - There is currently one home that is a rental property within the neighborhood. This home will be grandfathered in given these restrictions do not currently exist within the Covenants.
 - Neighbors asked questions about problem properties and the catalyst behind this change. President shared there was one problem property that largely prompted this change, but there is a desire to ensure the neighborhood maintains its appeal with upkept physical properties, lawns, and resident stability.
 - Neighbors asked questions about alternatives, such as banning short term rentals under one year. President responded that this change would ban all rentals for reasons provided.
 - In order to enact this change within the HOA Covenants, two-thirds of the homes within Willow Brooke will be required to approve. One homeowner per home is able to sign the proposed amendment, and identification will be required at the

- time of signing. The HOA will communicate upcoming opportunities for neighbors to sign the amendment.
- ii. Neighbors raised questions about commercial vehicle and RV/camper parking.
 - Specific work vehicles were called into question as they are parked repeatedly on driveways.
 - President shared that HOA Covenants restrict commercial vehicles; commercial vehicles is not a defined term within HOA Covenants, therefore we must default to the Missouri state definition.
 - The state defines a commercial vehicle as one weighing more than 10,000 lbs. The vehicles in question do not fall within this definition and thus there is no possible enforcement by the HOA.
 - On the topic of RV/camper parking, President spoke to a number of complaints raised last summer that the HOA intervened on by working with the neighbors directly; these are no longer an issue to the HOA's knowledge.
 - iii. President addressed issues with the flagpole. These have been worked through after some challenges, and the HOA will be raising the American flag shortly.

B. Landscaping

- i. Currently working to address some of the circles within the neighborhood that are not being cut regularly with the rest of the neighborhood common areas.
- ii. Also working to have the landscaping company address the circle on Highland Court that is barren.
- iii. Neighbors provided feedback that the front landscaping last summer was better than it had ever been.
- iv. Neighbors raised an issue with the Highland Court island where the concrete is chipped.
 - Landscaping Director stated this was a city issue as it is a curb.
 - Neighbor stated they had contacted the city and the city stated it was not their problem.
 - Landscaping Director stated the HOA would look into this further.

C. Social

- i. Social Director highlighted recent social events in the neighborhood, including the recent Easter Egg Hunt where over 70 children hunted for one-thousand eggs.
- ii. Social Director shared garage sales will be coordinated with surrounding neighborhoods, and will take place May 13th and 14th.
- iii. Social Director previewed upcoming events, including 4th of July and summer movie nights, as well as the potential for future food and/or treat trucks at the pool.
- iv. Neighbors asked about potentially holding an adults-only event. Social Director shared this has been something discussed in the past and

still in the works.

D. Treasurer

- i. Treasurer provided updates on current financial situation and expenditures. The following financials were reviewed for 2021:
 - \$129,000 brought in via dues, past dues, and late fees.
 - \$126,000 were total HOA expenditures; including:
 - \$27,500 (utilities, legal, trash, money market)
 - \$71,500 (pool)
 - \$24,000 (landscaping, including finishing the sidewalks within the Estates)
 - \$3,000 (social)
- ii. Currently the HOA has \$94,000 within its Money Market account, and \$60,000 within its Checking account.

E. Pool

- i. Pool Director shared that Northland Pools is no longer in business and will not be managing the HOA pool.
- ii. After a long search, the HOA is moving forward with USA Pools Management who is out of Independence. Important information related to this change includes:
 - The management company will still be providing lifeguards, at the same staffing levels as years past.
 - The pool company stressed that lifeguards are focused on first response in emergencies, and not supervision of children.
 - Parents will need to take a more firm role in supervision of children, and neighbors in general will need to be more proactive in identifying needs of the pool and communicating those.
 - Children who are 6 years of age or younger are required to be swimming within arm's length of an adult.
 - Children ages 14 and younger must complete a swim test and will be issued a bracelet indicating their swim capability level. The actual practice of how this will work is still trying to be understood, and will require patience with neighbors at the opening of the pool season.
- iii. Neighbors asked questions about the state of the pool house roof. Pool Director shared that the roof was evaluated two years ago and was deemed to have no leaks or major issues. Individual shingles cannot be replaced, thus a full replacement will wait until there is a need.
- iv. Neighbors asked about security cameras at the pool. The HOA shared the current state of evaluating this, including what types of cameras would be best (recording locally, recording to cloud, motion detection + alert, etc.). Each option comes with considerations including network/IP cost, responsible parties for intervening, temperatures in the location of recording devices, etc. The HOA is still evaluating options.

F. Architecture

- i. Architecture Director shared that all neighbors are doing a good job

using the Exterior Alteration form, and offered to share this form with anyone who is unfamiliar with where to find it.

G. Secretary

- i. Secretary highlighted mediums in which updates are communicated to the neighborhood, including the website for forms and more static information, Facebook for more dynamic information, and bi-annual newsletters. Secretary shared that if neighbors have suggestions for newsletter content, those are welcome by emailing the HOA.

4. Elections

- A. There were two Board seats coming open in 2022.
- B. Nominations were opened to the neighborhood. Daniel Allegri and Zach Sobba were nominated. No other nominations were made.
- C. Elections were held for the nominated candidates:
 - i. Daniel Allegri
 - Unanimous approval to the board.
 - ii. Zach Sobba
 - Unanimous approval to the board.

5. Open Comments

- A. Neighbors raised concerns about dogs running off leash.
 - i. Neighbors shared they have spoken to the dog owners about the issue, but the owners have remained non-compliant.
 - ii. President shared that this is a city issue, and not one that is enforceable by the HOA.
 - iii. President shared that we can provide a reminder to neighbors about this issue on Facebook and an upcoming newsletter.

6. Adjournment: 2:45 PM