

# Annual HOA Meeting Minutes - April 20, 2024

## Meeting Details:

- **Start Time:** 2:04 PM
- **Adjournment Time:** 2:40 PM
- **Location:** WillowBrooke Pool

## Attendance:

- **Board Members Present:** Daniel Allegri, Jeff Hoffecker, Rob R., Zac Sobba, Phoebe
- **Board Members Absent:** Nikki Rizzo, Heidee King

## Board Introductions:

- A brief introduction of the board members present was conducted.

## Annual Reports and Discussions:

### Landscaping:

- **New Landscaping Company:** Introduction of the new company and a request for feedback on any issues from residents.

### Architecture:

- **Reminder:** Residents must submit forms for any construction projects.

### Social Events:

- **Scheduled Events:**
  - 4th of July Parade and BBQ
  - One movie night; volunteer participation requested
  - Adult Night and Oktoberfest, both To Be Scheduled (TBS)

### Pool:

- **Contract and Maintenance:**
  - New contract established, no lifeguards this year.
  - Challenges in finding companies to provide lifeguards were discussed.
  - Jeff's Pool Company was praised for excellent maintenance work.
- **Financials:**
  - Lifeguard bid was \$91,000; Jeff's services were contracted at \$22,000.
- **Safety and Management:**
  - Additional cameras installed for better monitoring.
  - Implementation of new pool rules.

- Discussion on liability concerns due to the absence of lifeguards.
- Consideration of recruiting volunteer attendants for the pool.
- **Operational Questions:**
  - Discussion on procedures for opening and closing, chemical treatment times, and extending the season usage.
  - Inquiry about the potential replacement of the pool roof.

#### **Security and Maintenance:**

- **Facilities:**
  - Inquiry about resurfacing the parking lot.
  - Discussion on access to the newly installed camera feeds and privacy concerns.

#### **Treasurer's Report:**

- **Financial Overview:**
  - **Total Expenditure:** \$147,260
  - **HOA - Utilities, Insurance, Trash, Tennis Court Repair:** \$25,731.51
  - **Pool - Operations, Utilities, Maintenance:** \$94,925.40
  - **Landscaping:** \$23,804.49
  - **Social Events:** \$2,700.11
  - **Total Income from Dues:** \$119,245
  - **Reserve Funds Status:** \$126,974 with an additional \$64,800 covered by reserves.
  - **Defaults:** 9 families have outstanding dues.

#### **Parking Lot and Roof:**

- General discussion on maintenance needs, no specific details provided.

#### **Elections:**

- **New Board Members:**
  - Nikki Christman and Jeffrey Hoffecker were nominated and elected unanimously for three-year terms.

#### **Questions and Requests:**

- Various operational inquiries from residents concerning pool management and security protocols were discussed.