

To be approved at the 2020 annual meeting. DRAFT

The Willow Lake Homeowners Association Annual Meeting was held on Wednesday October 17, 2018 at the Jones Creek Club House. A buffet of food was available prior to and during the meeting. President, Michael Carrigan called the meeting to order at 6:40 PM. There were 32 homes represented which constituted a quorum. Mr. Carrigan reviewed the Agenda and introduced the Board of Directors.

Secretary, Jenny Spencer read the minutes from the 2017 Annual Meeting. Mr. Smith moved to approve the minutes and Mr. Slabadnick seconded the motion. Minutes were approved.

Mr. Carrigan explained the changes in accounting that included implementation of a Quick Book program and change the fiscal year end reporting to December 31. This was done so the fiscal year-end will coincide with the IRS filing. In addition, as previously announce the billing dates will be changed to each calendar quarter beginning January 1, 2019. Based on these changes, the next annual meeting will be held early in 2020 so year-end financial results can be reported to Homeowners. He then reviewed the third quarter operating results and the corresponding balance sheet, which indicated a cash balance of \$60,854 that is approximately \$6,000 over projection. He then reviewed the 2019 budget, which includes no increase in quarterly dues. Mr. Smith made a motion to approve the 2019 budget. Mr. McVicker seconded the motion and it was approved as presented. The 4th quarter financial results will be communicated to the Homeowners when completed. Mr. Carrigan requested every Homeowner please provide email addresses and phone numbers to Treasurer, Mike Crawford. This information is needed to provide better and more often communication from the Board. Homeowners were also asked to pay quarterly dues promptly because delinquent payers cost the rest of the Homeowners money in collecting those payments.

Kent Gilbreath, President of the Jones Creek HOA was introduced. He spoke about the ongoing series of events surrounding the Jones Creek Golf Course closing. He reviewed the HOA's ongoing effort to understand what the present owners are considering and the JOCA is exploring different scenarios and options to preserve the golf course.

Under new business Mr. Carrigan opened with a discussion regarding problems with parking on both sides of the streets. This is an ongoing issue and the Board has sent notes to Homeowners several times but the problem has not improved. Specifically, there have been times when a school bus, emergency vehicles, trucks and cars have been blocked by cars parking on both sides of the street. There were additional comments about people speeding on the streets. Mr. Slabodnick presented a motion to authorize the Board obtain legal council to help amend the covenants or bylaws and address the parking issue. Mr. Smith seconded the motion. Motion was approved. Residents were asked not to water their lawns on Wednesdays. The landscaper is having difficulty cutting some lawns. Also, attendees requested a reminder for neighbors to pick up after their pets. There was also a discussing payment of dues. It was decided to continue bulling quarter. One homeowner asked if the board would consider an auto drafts system. The board will consider.

The meeting was adjourned at 7:55 PM.