

Agenda
Willow Lake Homeowners Association
December 5, 2019

- Approve minutes of prior meeting
- Review third quarter P&L actual to budget and balance sheet
- Review and approve 2020 Budget (to be presented at the Annual Meeting)
- Review Bank Statements
- Late Fee/Lien Policy
- 2020 Board Positions
- Parking variance request by Owner
 - Response to Homeowner complaint
- Update on County's survey of Willow Lake Roads
- Continue discussion on speed bump modification
- Stone repair on front entrance
- Functional Security Cameras at front entrance
- Improvements to web-site
 - Contact information for Directors
 - How to request a parking pass
 - Announcement of the Annual Meeting
- Set annual Meeting date - February 18, 2020 - 7:00 pm at the Jones Creek Club House.
- Topics to be discussed at the Annual Meeting
 - Minutes of 2018 Annual Meeting
 - 2019 P&L actual results to Budget/Balance Sheet
 - Approve 2020 Budget
 - County taking over roads (or not)
 - Any applicable update on golf course
 - Questions and comments from Homeowners
 - Election of Board
- Review letter to homeowners (to be mailed with 1/1/20 bills)
- Update on JCOA

A Special Meeting of the Willow Lake HOA was held on August 29, 2019 at 6:30PM at the Carrigan home. In attendance: Michael Carrigan, Kit Rogers, Michael Crawford, Jonathan Crawford, Joe Casella, Jenny Spencer, and Dave Slabodnick.

When reviewing past HOA records, a version of the Willow Lake HOA By-Laws was discovered that had not previously been seen by the Board. Michael Carrigan reviewed the newly discovered version of By-Laws and found a few differences from the existing By-Laws. One difference was the fiscal year dates; the Board prefers to retain the existing calendar year as the fiscal year. There is no record of these "older" By-Laws having been adopted by the HOA Board. Michael Crawford motioned that the WL HOA Board continue using the By-Laws we have been using and not change to the newly discovered By-Laws by officially ratifying the existing document; motion seconded by Joe Casella and passed unanimously.

Jonathan showed the Board the new Willow Lake website. This new site will be www.willowlakeatjonescreek.com. The website will launch soon.

Michael Carrigan reviewed the activity with the street parking. There has been a positive change in street parking. Only one vehicle has been noted for overnight parking. Michael Carrigan read an email that he sent to the home owner because he has been contacting this home owner to make her aware of the renters there parking on the street regularly. The Board felt this email was well written and respectful, so asked that it be modified and sent to homeowners as violations occur.

The Board discussed a homeowner in the WL subdivision who has asked for special street parking for her son because she has a one car garage and doesn't want to park both vehicles in her driveway. Several Board members have reached out to her to discuss a resolution, but she is not answering voice messages or emails. A motion was made by Jenny to create a "permanent" one car street parking pass due to the one car garage until this homeowner moves and then the new homeowner will be expected to comply with the parking regulations. Motion seconded by Kit Rogers. All voted in support of the motion except for Jonathan C who voted against it.

Michael Carrigan reviewed the recent JC meeting held regarding conversion from a HOA to a POA. No outline of materials was made available and the meeting was well attended but people felt they needed more information to better make a decision. Jenny also attended this meeting and noted there were some vocal and angry Residents at the back of the room. Not enough information was presented to make an educated decision.

There is now one interested party looking at purchasing the JC Golf Course. Little other information is available about it now and the JC Board seems to be focusing attention on the move to a POA. Meeting was adjourned at 7:45PM

Respectfully Submitted,

Jenny Spencer