

**Agenda**  
**Willow Lake HOA**  
**January 24, 2019**

- Approve minutes from October 10, 2018
- Notification - Emil Newton has resigned -  
Recommendation- do not fill position
- Review 12/31/18 Financials - 12 month actual to budget  
& Balance Sheet
- Review 12/31/18 Bank Statements
- FYI Quick Book Back up Service vs purchase dedicated  
laptop
- Board help to collect HOA dues
- Set Board Meetings - Quarterly ?
  - April 25, July 25, October 25, January 23
- Welcome committee discussion
- Architecture Control Committee
- Communication project
- Update on Jones Creek HOA meetings and election
- Update on covenant/bylaw change
- Update on street light replacement
- Update on land transfer to State (Furys Ferry expansion)
- Neighbor complaints
- Any other new business

A meeting of the Willow Lake HOA Board was held on October 10, 2018 at 6:30PM at M Carrigan's home. In attendance were Michael Carrigan, Jonathan Crawford, Joe Casella, Sue Manni, Emily Newton, Kit Rogers, and Jenny Spencer. Minutes from August 16, 2018 were approved as submitted.

The P & L and financials were reviewed. Kit moved to approve them, seconded by Jonathan – approved by the Board. A simplified version will be copied for the Annual Meeting and made available to Residents.

Delinquent accounts were reviewed. The 2019 Budget was reviewed and approved.

There is one more homesite in the budget (with one less lot). There will be an option for Residents to pay their quarterly dues in advance; with no financial benefit to the Resident and this prepayment shows up on the Balance Sheet in the Accounts Receivable section of Assets.

The Annual Meeting Agenda was reviewed and approved.

Columbia County has presented an offer to purchase land on Fury's Ferry Road for the road widening project. It involves .6 of an acre. Jonathan agreed to research the offer and let the Board know if it is a fair offer.

A Resident wrote a complaint letter and it was reviewed.

Mike reviewed in detail his knowledge of the Jones Creek Golf Course situation.

Basically, the details and participants in the closure are being elusive in their intentions and resolution. He will continue to monitor the situation and keep the Board informed.

The JC HOA President will speak at our Annual Meeting about the golf course closure.

There was discussion about landscaping in 2018 with the mole cricket treatments seeming to work well. The mail box posts were painted and look good. Jones Creek HOA is in the process of replacing the street signs. The gate has been working and the cost was free for the final repairs. The Board will continue to communicate with Residents the need to turn off watering the day prior and the day of grass cutting.

Parking in the street is still a problem and will be communicated to Residents during the Annual Meeting. With a change in the fiscal calendar, the 2019 Annual Meeting will not be in January of 2019 and the next annual meeting will be in January of 2020.

Meeting adjourned at 7:50PM

Respectfully submitted,  
Jenny Spencer