

Agenda  
Special Meeting of Willow Lake HOA  
August 29, 2019

- Review Bylaws and ratify Board approval of April 25, 2019
- Review and approve release of the Willow Lake website - [willowlakeatjonescreek.com](http://willowlakeatjonescreek.com)
- Discuss parking solution for one homeowner
- Discuss Jones Creek conversion from an HOA to POA
- Update on possible buyer for Jones Creek Golf Course.

A meeting of the Willow Lake Homeowners Association Board was held on August 9, 2019 at the Carrigan home. Board members present were Michael Carrigan, Kit Rogers, Jenny Spencer, Jonathan Crawford, Mike Crawford and Joe Casella. Also present was David Slabodnick.

The minutes from June 20, 2019 were reviewed and approved.

Mike Crawford reviewed the 6/30/19 P&L Statement along with the Balance Sheet. Total income was slightly above budget at \$65,316 with expenses below budget by \$7,685. Net income was \$13,000. The balance sheet showed a cash balance of \$77,513. The BOA checking account statement dated 08/06/19 was reviewed, it showed a cash balance of \$93,460. Mike reported that all but three homeowners have paid the third quarter dues and late notices have been mailed. He also reported that the new sign and changes to the common irrigation system amounted to approximately \$1,000. These expenses will be reflected in the third quarter financials.

The Board has agreed to obtain Directors and Officers liability policy, hazard insurance on Association common property and a supplemental policy as outlined in Article VII section 3 of the Willow Lake Covenants. This is common coverage for homeowners associations and a similar policy that is in effect with the JCOA board. That policy does not cover the Willow Lake Board. Mike Carrigan contacted Ash Smith of Blanchard and Calhoun Insurance Agency. Mr. Smith was recommended by two independent individuals. Mr. Smith said the policies would cost between \$750 and \$1,200 annually. Kit moved a motion to purchase the policy. It was seconded by Jonathan and passed unanimously. Mike Carrigan is to report back to the board should the cost exceed \$1,200.

The board reviewed past and current conversations on how to deal with the parking issue on our streets. Since the sign went up the board has witnessed a marked reduction of cars parked in the streets. Mike Carrigan presented a draft of a letter regarding the process for Homeowners to obtain overnight parking passes for visitors. The letter listed homeowner responsibilities including watching for street blockages during the day. The letter was reviewed and revised. (see attached)

The new bylaws included language about towing vehicles that habitually violate the parking rules. The board is not comfortable with that prospect and revised the language. The board is hoping for voluntary compliance of the rules and has always been focused on common sense parking practices and enforcement. The revised language was reviewed and approved.

The board discussed the need for a Willow Lake website to post board meeting minutes and other communication in addition to having direct communication with homeowners. Kit Rogers has researched several options and has placed on hold willowlakeatjonescreek.com site. Kit explained the cost is nominal for the first year

very reasonable thereafter. It will take him a few weeks to make it functional. It was agreed that he purchase the site and make it ready as soon as possible.

There was a discussion regarding the existing speed bumps. After years of Homeowner complaints about speeding, speed bumps were installed. At the time other types bumps were unaffordable due to lack of funds in the treasury. There have been Homeowner complaints about the bumps being too steep and unsightly. Also, homeowners in the upper section have requested some type of speed bump to slow down drivers. The board discussed the matter and decided to explore the cost associated with installing a wider type and adding two more in the upper section of the neighborhood. Joe Casella has agreed to get at least three bids if possible.

In other business, Mike Carrigan reviewed to status of Jones Creek Golf Course and indicated there may be two possible buyers. One has communicated with the JCOA board the other has not. Little is know about the stage of negotiations. Some Homeowners have complained about their lawns being cut too close. Joe Casella will contact the lawn care service and rectify the problem. Jonathan Crawford discussed the status of the Furys Ferry road expansion. The project is still behind schedule. In any event, Jonathan has conveyed to the county the level of barrier protection the Association requires. He will continue to monitor and relay any new information to the board.

Meeting Adjourned at 8:30 pm

Respectfully submitted,  
Jenny Spencer

Minutes approved via email