

Minutes
Willow Lake HOA Board Meeting
November 11, 2021

The meeting was held at 828 Willow Lake and was called to order at 6:30 PM

Members attending: Michael Carrigan, Kit Rogers, Jonathan Crawford, Joe Casella and Mike Crawford.

Members absent; Diane Linette and David Slabodnick

Mike Crawford reviewed September 30, 2021 P&L to Budget, the Balance Sheet and Bank Statements. Income for the first 9 months is slightly above plan with expenses below plan.

Mike Crawford then presented the 2022 budget. Income and expenses are relatively consistent with 2021 except for a 7% increase in lawn maintenance. The contractor raised the price consistent with the increase cost of fuel, fertilizer, labor and equipment repair and replacement costs. These increases have been caused by hyperinflation we are all experiencing in goods and services.

The board reviewed the overall landscaping costs for the prior two years. Davis Landscaping was awarded the contract beginning 2021 after a competitive bidding process. Even with the 7% increase for 2022, overall costs will be less than the Association paid the prior contractor in 2020.

The board also discussed the overall performance of Davis Landscaping. There were a few issues in 2021 but Davis management addressed each one in a timely manner. Therefore, given we have endured a transition period, the company's overall performance and cost consideration, the board decided it is in our overall best financial interest to remain with Davis for 2022.

The budget does not create a necessity to increase dues for 2022.

Jonathan made a motion to approve the 2022 budget, Kit seconded the motion, all approved.

Over the past several years the gate has been repaired several times and is now in need of a complete overhaul or replacement. David agreed to meet with contractors and determine the best path forward. Overhead Door, our long-term servicer, submitted a proposal recommending new and larger motors to drive the gate and a complete upgrade of the controls. The total cost is \$10,116.00. There are sufficient Association cash reserves to cover the cost.

As an added precaution the brickwork support will be inspected for any necessary repairs.

Kit made a motion to approve the repairs, Jonathan seconded the motion, all approved.

The board discussed initiating annual billing instead of quarterly. It was decided to table the discussion until the next board meeting.

The Board set the Annual Meeting date at February 15, 2022. The meeting will start at 6:30 PM at the Clubhouse at Jones Creek.

At this Annual Meeting board members will be elected. All current board members have agreed to stay for the next two years and will be recommended to the Homeowners.

The next board meeting was set for February 10, 2022.

The meeting was adjourned at 7:30 PM.

Respectfully submitted.

Michael Carrigan, president