

**Willow Lake Board Meeting**  
**Tuesday, August 18, 2020**

A meeting of the Willow Lake Board was held on Tuesday, August 18<sup>th</sup>, 2020 at 6:30PM at the Jones Creek Clubhouse. In attendance were: Michael Carrigan, Kit Rogers, Michael Crawford, Jonathan Crawford, Joe Casella, Diane Linette and David Slabodnick.

David Slabodnick motioned to approve minutes of the May 7, 2020 Board Meeting – Jonathan Crawford seconded. Minutes were approved.

M Crawford reviewed the June 30, 2020 Budget to Actual Profit and Loss Statement and the Balance Sheet. The P&L showed a profit of \$10,476, compared to the budget of \$3,431. Most expenses are on or below budget. He noted late fees of \$450 were collected in the first 2 quarters. \$0 in late fees were collected in the third quarter, due to ALL homeowners being current. Great job, Willow Lake!

The Balance Sheet showed a Checking Account balance of \$49,445 and a Savings account balance of \$171,443 which includes the \$115k received from the sale of the common area property. The board also reviewed bank statements as of June 30, 2020. M Crawford also explained the \$115k accrual on the balance sheet. This accrual was set up to assure all the funds received from the sale would be allocated for the reconstruction of the natural barrier along Ferry's Fury Road. The accrual amount is based on an estimate provided by a local landscape contractor. Actual cost will be determined when the work is completed. Motion to accept M Crawford's report was made by D Slabodnick, K Rogers seconded. Motion was approved.

Again, the Board would like to acknowledge and thank Jonathan Crawford for negotiating the sale with the County.

M Crawford reviewed Email billing. Currently, there are 72 owners that are set up on email. Due to the costs and time spent on postage and mailing, the Board will initiate 100% Email billing starting January 1<sup>st</sup>, 2021. Homeowners can visit [www.willowlakeatjonescreek.com](http://www.willowlakeatjonescreek.com) to sign up for emails regarding updates, notices, and dues. J Crawford motions the GoGreen Initiative, K Rogers seconds. Motion was approved.

M Crawford reviewed the New Member Worksheet, an informational Association sheet that records the New Homeowners into Willow Lake and Jones Creek that is submitted to Closing Attorneys for review. Due to administrative time spent corresponding with Real Estate Agents, Law Clerks, County Clerks, and Attorneys, M Crawford made a motion to include the New Buyer Initiation Fee of \$100 starting January 1<sup>st</sup>, 2021. M Carrigan seconded. The motion was approved.

The Board would like to acknowledge Jonathan for his diligence in filing a successful claim to a Contractor that damaged newly paved roads, thank you Jonathan!

M Carrigan stated the association D&O and Comprehensive Liability Insurance Policy has been renewed.

J Crawford reviewed numerous homeowners' complaints regarding the vacant lots remaining in Willow Lake, along with their unkempt states. Currently, vacant lots only pay a fraction of the annual dues

compared to occupied lots. J Crawford motioned to increase dues for vacant lots to pay full dues from lot owners starting January 1<sup>st</sup>, 2021. K Rogers seconded. The motion was approved.

M Carrigan reviewed Storm Drains Repair. The County requires storm drains to be repaired and brought to current code standards before considering taking over the roads. Outside of the County requiring storm drains to be repaired, it is in Willow Lakes' best interest to update and bring the infrastructure up to code. Costs that we have been quoted are \$8,000. During repairs, there will be no disruption of traffic. D Slabodnick made a motion to approve and move forward with the Storm Drain Repairs. K Rogers seconded. Motion was approved.

M Carrigan reviewed the Homeowner approval for the County to take over the WL streets. He reviewed some of the pros and cons of a County take over – pros are not owning the roads places fewer financial risks on homeowners in the future, cons are the gate will be eliminated and road repairs will be made on the County's timeline. Also, the road being taken over is not guaranteed. K Rogers suggested, while the Storm Repairs are being done, Board Members should begin to develop a presentation for the homeowners with pros and cons along with the financial impact to submit to the Homeowners for review at some point in the near future. M Carrigan set a timeline for the Board Members in 10 days – due 8/28/2020.

M Carrigan asked D Slabodnick to review the covenants for any needed updates or revisions.

J Casella reviewed current Landscaping Contract, along with numerous homeowners' feedback. The contract is set to expire 12/31/20. There was a discussion to put out an RFP to several landscaping contractors. D Slabodnick would like to be included in the reviewal process. J Crawford motions to post an RFP for Landscaping in search of a new contract, or renegotiated terms with the current contractor, starting January 1<sup>st</sup>, 2021. K Rogers seconds. The motion was approved.

K Rogers answered the Security Camera Questions. The router is being installed this week. K Rogers will be reviewing instructions on access, and once that information is obtained, it will be made available to the rest of the Board.

M Carrigan reviewed the fence that was partially damaged with J Crawford. D Slabodnick made a motion to not exceed \$500 dollars for the repair of the fence. K Rogers seconded. Motion was approved.

M Carrigan made a motion to waive 4<sup>th</sup> quarter dues for Board members. D Slabodnick seconded. Motion was approved.

Tentative date for the next meeting will be 9/23/2020.

Motion to dismiss by K Rogers. Motion approved. Meeting adjourned at 8:05.

Respectfully submitted,  
Diane Linette