

Willow Lake HOA Board Meeting Minutes

Thursday, November 9th, 2023

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

Board members present: Mike Carrigan, Jonathan Crawford, David Slabodnick, Joe Casella, Kit Rogers, Mike Crawford, Diane Linette

The meeting was called to order at 6:30

Mr. M Carrigan explained a change in the Covenants and Architectural Control board position responsibilities. In addition to maintaining the covenants and chairperson of the Architectural Committee, the board member would also back up on the gate and camera responsibilities plus keep track of the signage for dues and the Associations annual meeting.

Mr. M Crawford reviewed the most recent financial statements and included a projection for year- end 12/31/23 that included the remaining anticipated expenses to be paid prior to year- end. At year-end It is anticipated there will be a \$12,500 income over expenses which is larger than the budgeted amount of \$7,499.

Mrs. D Linette entered the meeting at 6:45

Board reviewed Landscaping Proposals and bids actually received. Mr. Jonathan Crawford sought bids from several companies, and received three, written proposals. The 3 separate bids included 1 higher bid, 1 lower bid, and Yellowstone's bid was in the middle. With the variety of lawns and landscapes in Willow Lake, the Board unanimously decided to retain Yellowstone because they were competitive in pricing, and they are familiar with our landscaping needs. The different grasses, the contouring, the fences, along with the hills and grades of our community's lawns is very challenging. Also, a very important part of the decision to retain is that Yellowstone's management has been very responsive to all homeowner issues. With all the factors mentioned, the Board decided to remain with Yellowstone. It is also worth mentioning that the company with the lowest bid was very difficult to communicate with, which is typically an indicator of future communication, should any issues arise.

A detailed budget draft had been sent to all board members in advance of the meeting. Mr. M.Crawford discussed expense and income items and answered all board member questions. Based on the level of projected increases in expenses brought on by inflation it was evident the increase in dues announced earlier in the year was appropriate. Mr. Slabodnick motions to approve the 2024 Budget, Mr. Carrigan seconds the motion, all approved. Mr. Slabodnick also makes a motion to move \$20K from the Operating Fund to the Reserves, and was seconded by Mr. J Crawford, all approved.

Mr. J. Crawford begins to Review the Buffer Restoration Project. The County has approved the Buffer Project so the plans are to possibly start this month (November) in the hopes to finish before this year's end. Mr. Carrigan makes a motion to approve a budget of 75K for the Restoration Project, Mr. Slabodnick seconds it, all approved. We received \$115K from the county so this is a great job for Mr. Crawford to negotiate this project and to keep it under budget. The remaining monies will be transferred to the Reserves.

Mr. Carrigan was recommended to remain President.

Mr. Casella was recommended to remain Landscaping.

Mr. J. Crawford was recommended to remain Vice President.

Mr. M. Crawford was recommended to remain Treasury.

Mr. Slabodnick was recommended to remain as Covenants and Architectural Control Committee.

Mr. Rogers was recommended to remain as Architectural Control Committee.

Mrs. Linette was recommended to remain as Secretary.

Mr. Crawford motions to approve Board Members extension, Mr. Casella seconds, the Board approved.

Mr. Carrigan reviews the Covenants and Violations. The Board does its best to maintain the Covenants to preserve the integrity of the neighborhood and to keep everyone's investments in the best interest of the community, as well as its individual homeowners. We encourage everyone to be a good neighbor.

Motion to adjourn brought by Jonathan Crawford, seconded by Kit Rogers.

Respectfully submitted,

Diane Linette