

Willow Lake Board Meeting

May 7, 2020

A Meeting of the Willow Lake Board was held on Thursday, May 7, 2020 at 6:30PM by phone conference due to the current pandemic conditions. In attendance were: Michael Carrigan, Kit Rogers, Michael Crawford, Jonathan Crawford, Joe Casella, David Slabodnick, and Jenny Spencer. Jonathan motioned to approve the previous Board Meeting minutes from February 13, 2020 and Annual Meeting minutes, second by Kit to approve both sets of minutes; all approved.

M Crawford reviewed the first quarter budget numbers. \$300 in late fees collected and currently there are three homeowners in arrears with outstanding balances on HOA dues. Balance sheet reviewed. Prior to discussing potential upcoming expenses, the monthly income/expenses were reviewed and the topic of keeping a minimum balance in the bank. It was decided that the Board would try to retain a minimum balance of \$30,000 in reserves at any time. There have been times in the past when the reserves were almost to zero and this Board is not comfortable getting lower in reserves than this target number (of \$30,000). M Carrigan and M Crawford have spent a lot of time reviewing the numbers and HOA history to reach this number. The Board is aware of the costs and importance of maintaining the neighborhood assets while being prudent with retaining funds for unexpected expenses.

J Crawford reviewed his ongoing negotiations that have been taking place over many months pertaining to the widening of Furys Ferry Road and the sale of HOA land to the County for this purpose. A final number for sale of land is \$115,000. This figure is significantly larger than the initial County bid. The Board recognizes and thanks Jonathan for his many hours of work to get a more reasonable price for the sale of this land. The State closures and pandemic have delayed the final settlement. It should be finalized soon and then presented to the Residents for approval by the Board going door to door.

Jonathan next reviewed his research on having the neighborhood roads taken over by the County. The County presented a list of repairs required prior to having the County consider a vote to take over the roads. It is noted that once repairs are made there is a strong likelihood the County will take ownership of the roads; but this is not a guarantee. He has been told directly by the County that the work done by the County is extremely slow to happen and the HOA needed to be aware of this; meaning the roads may not be maintained to the level they are currently maintained as private roads. The Board recognizes that the roads need repaired and the current pandemic has provided an opportunity to get the labor and materials at a reduced price. The Board felt we want to do improvements over and above the minimum required by the County as a first decision. Jonathan has gotten a variety of bids through his profession working on multiple residential projects has selected a vendor to quote the work based on his many years of experience bidding this work through multiple vendors. The Board is appreciative of Jonathan's extensive experience and connections in this profession and the

great amount of time he has spent working on behalf of the HOA. His expertise and connections has been of tremendous value to the HOA and M Carrigan expressed our appreciation for his many hours of work and volunteering of his talents.

The Board discussed many topics related to having the County take over the roads versus retaining them as private. A lot of discussion was held about the bidding process, the purpose of the work, and at what level of work to do. A motion was made by Kit to approve the middle priced bid for work to the roads; the paving and REMOVAL of the speed bumps replacing them with enlarged humps along with the addition of two more humps. This first stage of work will not include storm drain work. Motion seconded by D Slabodnick. Unanimous approval by the Board. J Crawford will take the bid back for a final price based on the Board's modifications.

There was discussion about clearing the vacant lot for no more than \$800 to clear it as it has become overgrown and full of nuisance animals and snakes. There is a current bid of \$800 to clear the lot and Kit thinks he has a landscaper who is licensed who will do the work for less cost. The lot owner has been contacted and refuses to clear the lot but will allow the HOA to clear it. Motion by J Castello, seconded by D Slabodnick to clear the lot at a one time cost of \$800 or less. Board approved this unanimously.

Parking in the neighborhood was discussed. Most Residents have remained in compliance with the no overnight parking on the street. A few incidents were discussed. Parking passes are being used as intended. There is a rental on Willow Lake that has been regular problems with parking on the street and sometimes with multiple vehicles on the street.

The landscaper who has serviced the neighborhood for many years was purchased by another company; they will honor the current contract. The HOA is going to need to look for a new landscaper or be prepared for possible rate increases.

There is a mail box down that needs to be replaced. The homeowner will be notified. The mailbox and post are both down.

The security cameras were installed at the gate today. The universal code for the gate is 2020.

Meeting adjourned at 8:25PM

Respectfully submitted,

Jenny Spencer