

Tuesday, February 23, 2021

Annual HOA Board meeting began at 6:35pm

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

A Quorum was met.

Motion to approve 2020 minutes by Charles Denton, seconded by Susan Malovey.

Michael Carrigan begins his remarks by reviewing accomplishments in 2020. Highlights included: repair of the roads and storm drains, sale of common area to the County, trim and cut trees in the common area and installation of a security camera at the entrance. He also gave an update on the process of turning the roads over to the county.

Mr. Carrigan reviewed the 12/31/2020 balance sheet, noting a strong cash balance position. He then reviewed in detail the 2021 Profit and Loss Budget to Actual, noting income was above budget and expenses were below budget.

Next, he reviewed in detail the 2021 budget assuming the County will not take over the roads and taking into account the new landscaping contract. All factors considered, there is no need to raise dues in 2021. Motion to Approve the budget for 2021 was made by Al Britton; Charles Denton seconded the motion. All approved.

Jonathan Crawford updated everyone on the status of the roads and road repairs. County has been out to re-inspect the storm water repairs, getting the legal work completed, updating surveys, getting titles and deeds prepared with the engineers and attorneys, and the process is nearly wrapped up. It will go to a final review on March 23rd, and April 6th will be a final approval.

Road repairs needed to be made regardless, however, County ownership will remove significant risks to the homeowners going forward. We budgeted \$6500 for the legal work, and we should be right at that amount or less due to working relationships, and there are a few outstanding items to be worked on i.e., the gate; the county needs the gate to be inoperable to have full operational and maintenance access to the roads.

Furys Ferry will be worked on after Masters Week. The neighborhood may begin seeing trees coming down, and after April, weather permitting, the neighborhood should see more progress. There will be approximately 6 houses in Willow Lake impacted, and the best effort to recreate the buffer zone will be made and was discussed with the county. Monies from the sale of the common area have been reserved to pay the cost of planting the new buffer.

A question was asked about the tree removal process and how the trees will be removed. Mr. Crawford mentioned it will be per county standards, and that he will be working very closely with them to make it as feasible for WL to replant and replace the trees and the groundwork for it.

No questions or concerns have been brought up about Davis Landscaping.

A question was asked about the time frame of the gate being shut down or inoperable should the County agree to purchase the roads?

Mr. Crawford mentioned we would know more after the April 6th Commission final vote.

A question was asked about the golf course. Mr. Carrigan indicated there were no new news on a buyer. He did say that Scott Johnson of the County said the Willow Lake dam is in terrible disrepair and may break at any time.

No other questions were asked.

Meeting adjourned 7:15pm.

Respectfully submitted,

Diane Linette