

Willow Court Green Board Meeting Minutes

Tuesday, October 8, 2024

Board members in attendance:	705 - Kevin Pederson, 1706 - Natasha LeBlanc, 601 - Deanne Coish, 1204 - Lynn Williams, 1304 – Taylor Smith
With Regrets:	Urbantec Management

Meeting called to order at 6:24 pm

1. Motion to approve meeting Agenda & Previous Board Minutes

- a. Motion: Kevin
- b. Seconded: Taylor

2. Approval of financial report

- a. Approval of July & August Financials
 - i. Motion: Lynn
 - ii. Seconded: Deanne

3. Old Business

- a. Retaining wall – repair of west portion started
- b. Maintenance List – Ongoing repairs
- c. Shed Repairs –Next batch set for 2025.
- d. Everest Tree Service – Came in October to complete some work. Will remove suckers from between retaining walls this month. More to come in over winter to and remove what is needed.
- e. Fireplaces – Complete one chimney capped by Rock and Rolls Roofing this fall. No replies from owners on WETT test certified inspection. Notes to be placed on doors to determine what fireplaces are being used.
- f. Fire Hydrant – waiting on fourth quote to see if needs to be repaired or replaced.
- g. Parking Stall Curb Painting – On hold
- h. Unit 802 – Wooden window that is rotting and causing damage on structure. They said they have ordered a new one. To follow up
- i. Reserve fund study – to be done next spring. Deanne to look at contacts.
- j. Gutter Cleaning – Complete

4. New Business

- a. Many accounts in AR. Natasha to request from Urbantec on ways to collect from outstanding accounts.
- b. Unit 405 – Aggressive Dog, Urbantec to inspect this month and fine accordingly.
- c. Budget Meeting – To book with Urbantec in November
- d. Election of new president – Taylor Smith

5. Meeting adjourned at 7:08

- a. Motion: Deanne
- b. Seconded: Natasha

Next Meeting: Tuesday, November 5, 2024