

**Willow Court Green
Board Meeting Minutes**

Tuesday, January 7, 2025

Board members in attendance:	705 - Kevin Pederson, 601 - Deanne Coish, 1204 - Lynn Williams, 1304 – Taylor Smith , 1505-Andrea Soutar, 909-Hope De Neve, Urbantec Management
With Regrets:	N/A

Meeting called to order at 6:20 pm

1. Motion to approve meeting Agenda & Previous Board Minutes

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

2. Approval of financial report

- a. Approval of October & November Financials
 - i. Motion: Lynn
 - ii. Seconded: Kevin

3. Old Business

- a. Retaining wall – Mostly completed, grass to be completed in the spring.
- b. Maintenance List – Ongoing repairs
- c. Shed Repairs –Next batch set for 2025.
- d. Everest Tree Service – Have Everest come to assess the trees and bushes in the complex
- e. Fireplaces – Complete chimney capping in spring by Rock and Rolls Roofing. Some replies from owners on WETT test certified inspection. Waiting on 7 units on intent.
- f. Fire Hydrant – go forward with Clear-flo on repairs.
- g. Parking Stall Curb Painting – On hold
- h. Reserve fund study – Moving forward with Reserve Plus. Deanne to get more information on different pricing.
- i. Check to see if hoses have been disconnected from hose bibs for winter.
- j. Unit 104, 1509 & 1605 outstanding accounts – board approval for caveats and legal if necessary.
- k. Stairs to be assessed in the spring
- l. Cannot find where the power comes from on west lamp post. Urbantec to request quote to add solar lighting option on top of retaining wall.

4. New Business

- a. Unit 1003 – Home inspector indicated that there are some issues in the roofing. To look in the spring.
- b. Landscaping and painting – To discuss at next meeting.

- c. Large bins – Urbantec to order bins for May long weekend.

5. Meeting adjourned at 7:15

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

Next Meeting: Tuesday, February 4, 2024