

Willow Court Green Board Meeting Minutes

Tuesday, November 5, 2024

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

Meeting called to order at 6:06 pm

1. Motion to approve meeting Agenda & Previous Board Minutes

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

2. Approval of financial report

- a. Approval of September Financials
 - i. Motion: Lynn
 - ii. Seconded: Deanne

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 – Completed for they year.
- e. Fireplaces – Complete chimney capping in spring by Rock and Rolls Roofing. Some 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 replaced in October.
- i. Reserve fund study – to be done next spring. Deanne to look at contacts.
- j. Check to see if hoses have been disconnected from hose bibs for winter.
- k. Urbantec sending arears and caveat notices to owners with AR.
- l. Unit 405 – Aggressive Dog, Urbantec to inspect this month and fine accordingly.

4. New Business

- a. Stairs to be assessed in the spring
- b. 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.

5. 2025 Budget

- a. Motion to approve budget with 1.38% increase
 - i. Motion: Lynn
 - ii. Seconded by Kevin

6. Meeting adjourned at 7:10

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

Next Meeting: Tuesday, January 7, 2024