

**Willow Green Townhomes Association
Annual Meeting
Wednesday December 15, 2020**

MINUTES

The meeting was called to order at 6:34 pm.

Owners present: Martin Thiele, Lauren Wilson, Bob Jorgenson, Jeremy Thompson by proxy for John Thompson, Beverly Wallace, Lolly Gardiner, Bob Pegg, Crystal Ghomashi, Shawn English, Donna Goldstein, Kyle Fulmer, Jee Kim, Matt West, Peter Burr, Emily Barnak, Linda Engel and Beth Huesing. There are 2 additional proxies. A quorum is present. Helen Cartwright represented Creekside Community Association Management.

Approval of Minutes:

Martin moved to approve the minutes of the 2020 Annual Meeting. Lauren seconded the motion, which passed unanimously.

President's Report:

Martin reported that there has not been much progress on the porch and deck replacement, because of supply chain issues with sourcing materials.

The new fence at the front of the property has been stained to match the buildings.

One of the dumpster sheds has been rebuilt after it was run into by a Fedex delivery truck. The other two sheds will also be rebuilt.

The association has been continuing with normal maintenance operations, including trimming the trees and treating them for pests, maintaining the garden beds in front of the townhomes, and doing irrigation repairs. The front entrance beds are also on the list for upgrades.

2022 Projects

We have two products selected as potential materials for the porch and deck replacements – red mahogany and a bamboo product. Once we are able to get supplies, a couple of sample porches will be built for owners to see before we make a final decision.

New exterior lights are being installed at the front and rear of each townhome.

The new fixtures comply with night sky ordinances. The fixtures will include LED bulbs at installation, but replacing the bulbs when they wear out will be the owners responsibility.

Treasurer's Report and Budget:

At the end of November 2021, the Association has total assets of \$226,907, and we are operating within the 2021 Budget.

For 2022, the board has approved a budget with a \$10 / month dues increase, to cover increases in operating costs. Dues for 2022 will be \$285 / month.

The complex is aging and the board works hard to balance the need for keeping up with maintenance while minimizing financial impacts on the owners and avoiding any need for a special assessment.

Election of Directors:

Lauren moved to elect Emily Barnak for another three year term on the board. Martin seconded the motion, which passed unanimously.

Homeowners Concerns:

Beth requested that the latches are upgraded on the dumpster sheds.

Jee requested that the board considers approving Anderson windows in addition to Sierra Pacific and Renewal by Anderson, as they are significantly less expensive. Owners who want to suggest another window provider should submit a proposal to the board.

Matt asked about the hot tubs. These have been out of commission for around 10 years as they were very expensive to run. There continue to be discussions on the best use for this space.

The meeting was adjourned at 7:16 pm.