

**Willow Green Townhomes Association
Annual Meeting
Thursday December 15, 2022**

MINUTES

The meeting was called to order at 6:45 pm.

Owners present: Matt West, Julie Benjamin, Lauren Wilson, Beth Huesing, Beverly Wallace, Martin Thiele, Lolly Gardner, Emily Barnak and Jeremy Thompson as proxy for John Thompson. There are three additional proxies. A quorum is present.
Helen Cartwright represented Creekside Community Association Management.

Approval of Minutes:

Lauren moved to approve the minutes of the 2021 Annual Meeting. Martin seconded the motion, which passed unanimously.

President's Report:

Martin reported on Association projects over the previous year. Our arborist did some significant pruning of the trees in the spring, and we are getting bids to remove a dead Austrian pine between the two six-plex sections. We replaced the front porch and back deck lights with new LED fixtures. Owners can add a motion detection sensor if they want to. Plans to replace the front porches and back decks are continuing. We have scheduled replacing two front porches as samples, one with bamboo and one with mahogany, each with a different style of powder coated metal railings. Once they are installed, owners will have the opportunity to give feedback and the board will select the materials. Back decks will be replaced based on need, with work scheduled to start in late spring, dependent on material availability and contractor schedule. It is expected that the project will take at least three years to complete, as the budget allows. Martin is negotiating with vendors to get preferred pricing on materials.

Treasurer's Report and Budget:

At the end of November 2022, the Association has total assets of \$251,046.50. Operating expenses continue to increase, in particular insurance, grounds maintenance and snow removal. To meet these increases, the board approved a budget for 2023 with a \$25 / month dues increase. Monthly payments will be \$310 beginning January 2023. The board's intention is to balance out financial impacts for homeowners with current and upcoming association expenditures.

2023 Projects:

The main focus in 2023 will be the back deck replacement project. We will also be looking into the feasibility of installing locking mailboxes on the property.

Election of Directors:

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

Homeowners Concerns:

Beverly asked about requirements for replacing windows. The board has approved two suppliers – Sierra Pacific and Renewal by Anderson. New windows must match the style of windows, including the same brown color and wood molding style. Owners can also bring a new product to the board for consideration.

Beth mentioned that the latch is broken on the dumpster shed door. The board is looking at rebuilding the two old sheds. We also need to remind Western Disposal to keep both dumpster lids open in the western shed.

The meeting was adjourned at 8:21 pm.