

# **Willow Green Townhomes Association**

Annual Meeting  
Wednesday December 2, 2015

## **MINUTES**

The meeting was called to order at 6:42 pm.

Present were: Eric Harbeson, Lauren Wilson, Martin Thiele, Ebrahim Asadishad, Jeremy Thompson (proxy), Emily Barnak & Casey Burnett. There was one additional proxy. Helen Cartwright represented Bartlett Property Management. We do not have a quorum.

### Approval of Minutes:

Lauren moved to approve the minutes of the 2014 Annual Meeting. Martin seconded the motion.

### President's Report:

The Board continues with the ongoing scheduled repairs. This year we completed the third phase of the landscaping renewal in the eastern cul de sac. One more section of asphalt was replaced. This new section and the remaining older asphalt bays were re-striped.

We complete some repairs to wind damage on the fencing and replaced some window wells.

The problem of cracking at the concrete around the manhole cover in the driveway has been resolved. We also did some concrete pad and sidewalk repairs.

### Treasurer's Report and Budget:

Lauren presented the budget for 2016 with an approved dues increase of \$25 per month. We have been doing a lot of projects and will continue to do so, which means we need to keep our reserves savings going. The dues will be \$245 / month beginning in January 2016. This is still in line with other comparable communities.

Casey suggested that the Association could rent out the clubhouse as a place for residents' families to stay when they are visiting, to provide additional revenue. This will require research into regulations, including the Willow Green covenants and City code.

### 2016 Projects:

In 2016 we will do phase 4 of the landscaping renewal in the western cul de sac and replace an additional section of asphalt.

The 2 eastern 6plexes are due for staining. There may be some siding repairs needed at this time also.

Window wells and sidewalk will be repaired as needed.

We will also be doing some extensive tree trimming, as well as continue to treat for Emerald Ash Borer.

The roof replacement is scheduled to come up in the next five years. We will get the roofs inspected to come up with more realistic figures.

Election of Directors:

Eric Harbeson is up for re-election. Helen will send out a mail in ballot as we do not have a quorum.

Homeowners Concerns:

Emily and Casey have requested to install windows from Windows for America, which are not approved for Willow Green. Eric suggested that the Board considers adding Windows for America to the approved windows list. We will invite Windows for America to bring their products to the next board meeting so that the board can look at them. Hurd Windows also have some new products so we will ask R&R to bring them as well. Helen will put the information about window requirements on the Willow Green webpage.

There have been requests for compost collection to be added to the trash service. This will be a City of Boulder requirement from June 2016. We will start with one cart to be collected every other week.

Some homes still have the old electrical boxes, which are subject to a recall. We will do a survey to find out which homes have not upgraded. We will find an alternative electrician to offer a group pricing.

The meeting was adjourned at 8:11 pm.