

Willow Green Townhomes Association

Annual Meeting
Thursday December 3, 2020

MINUTES

The meeting was called to order at 6:33 pm.

Present were: Martin Thiele, Jeremy Thompson by proxy for John Thompson, Alex Milewski, Lauren Wilson, Shawn English, Kyle Fulmer, Eric Harbeson, Bob Pegg, Donna Goldstein and Lolly Gardiner.

There are 5 additional proxies. We do not have a quorum.

Helen Cartwright represented Creekside Community Association Management.

Approval of Minutes:

Lauren moved to approve the minutes of the 2019 Annual Meeting. Martin seconded the motion. Those present voted in favor of the motion.

President's Report:

Martin reported that the Association's activities over the previous year included replacing the front (east) fence and making some upgrades to the irrigation system. We also made some modifications to the rain gutters and replaced two deteriorating window wells with concrete. These will be faced with cedar and topped with flagstone.

We continue to do regular tree maintenance including treating the trees for pests, and removed a Russian olive from the southeast corner of the property.

Amendments to the Association's Covenants and Bylaws have been drawn up to make it easier to address ambiguities and to modernize the documents. It will also lower the quorum required for the Annual Meeting which will make it much easier to conduct business. The amendments have been distributed to owners and we are on the way to having the required responses to approve them.

A FedEx truck backed into one of the dumpsters and caused some damage to the doors.

2021 Projects

The board is planning for replacing the front porches and back decks and to upgrade the front and rear lighting to comply with outdoor lighting ordinances.

Treasurer's Report and Budget:

At the end of November 2020, the Association has total assets of \$187,007.57.

We are operating within the budget, except for the areas of snow removal, tree care and grounds maintenance.

The board has approved a budget for 2021 with a \$20 / month dues increase, so that we can keep up with the operating costs. Monthly dues will be \$275.00 as of January 2021.

Election of Directors:

Emily moved to elect Lauren Wilson for another three year term on the board, and to appoint Alex Milewski and Lolly Gardiner as alternates. Martin seconded the motion and those present voted in favor of the motion.

Homeowners Concerns:

Both Eric and Kyle reported that there has been a lot of wasp activity this year. We will look into setting up a service contract next year so we can be more proactive at addressing wasps. Jeremy said that some siding needs repairing at 3385 where a large wasp nest was removed.

The meeting was adjourned at 7:28 pm.