

Willow Green Townhomes Association

Annual Meeting
Thursday November 15, 2018

MINUTES

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

Present were: Martin Thiele, Emily Barnak, Shawn English, Paul Parker & Sonya Wytink, and Craig Heneveld. There are 10 proxies. We do not have a quorum. Helen Cartwright represented Creekside Community Association Management.

Approval of Minutes:

Martin moved to approve the minutes of the 2017 Annual Meeting. Emily seconded the motion.

President's Report:

In 2018 we stained the eight-plexes, which completes the staining of the whole complex. The next cycle of staining will begin in 5-6 years. By keeping up with regular staining we have had to do very few siding repairs.

There were a number of irrigation issues this year, which have hopefully been resolved. We will need to replace some plants in some areas.

The board has been considering options for replacing the clubhouse deck, and maybe converting the hot tub enclosure into storage to rent to residents. In addition, we are looking into a multi-year project to replace the front porches and rear decks, maybe with a different material to the current redwood. Those present expressed a preference for a natural wood product, and a continuity of appearance.

Many more owners want to install central A/C systems and we are investigating options for allowing condensers in the common areas. Installations must meet code requirements and may need permission from Xcel Energy as they have easements over the common area. Owners who wish to install A/C condensers must get architectural approval and also sign a maintenance agreement.

There was a City water leak in the parking lot, which required a section of the concrete driveway to be dug up. We will have the City replacement concrete inspected by Superior Aggregates.

Our insurance provider, American Family, has changed our policy to a higher deductible for wind / hail losses. Notices have been sent to homeowners to inform them they should have loss assessment coverage on their own policies.

Treasurer's Report and Budget:

At the end of October 2018, Willow Green has total assets of \$94,938.62, and we are operating within our budget.

The Board has approved a budget for 2019 with a \$5 / month dues increase.

2019 Projects

Some owners still have the Federal Pacific electric boxes that no longer meet code and are potentially a fire hazard. We will reach out to owners individually to encourage replacement.

We will contact our attorney regarding the covenant update around quorums, and find out if owners can submit their votes by email.

Chimneys are due to be inspected in 2019.

Election of Directors:

Sonya moved to elect Emily Barnak for another three year term on the board, and Martin seconded the motion. Helen will send out a mail in ballot as we do not have a quorum.

Homeowners Concerns:

Sonya and Paul are having problems with their gutters at 3392. Helen will call Gutter It to make repairs.

Shawn said there are rotten timbers in his front window well at 3362. Helen will call Bill Johnston to replace them.

The dead trees along the fence on Brookdale property have been removed. The replacement trees are oaks.

The meeting was adjourned at 8:28 pm.