

Willow Green Townhomes
Board Meeting
May 18, 2022

MINUTES

The meeting was called to order at 6:37 pm.

Board members present: Lauren Wilson, Emily Barnak and Martin Thiele. Helen Cartwright represented Creekside Community Association Management. A quorum is present.

Approval of Minutes:

Lauren moved to approve the minutes of the November 29, 2021 meeting. Martin seconded the motion, which passed unanimously.

Financial Statements:

At the end of April 2022 there is \$5,601.50 in the operating account and \$228,880.36 in the reserve saving account.

Most expenses are within budget, with the exception of snow removal.

One owner is still in arrears on their dues. The HOA can credit the account for expenditure on lighting.

Old Business:

Decks & front porch replacements: The deck at 3386 was replaced with pressure treated redwood. Martin has sourced sufficient bamboo material for four front porches. The cost is elevated right now, but it should come down. The plan is to replace the worst porches as samples and then move to replacing decks.

Martin is working to come up with solutions for the deck railing.

The front porches in worst condition are at 3303, 3333, 3340 and 3355.

Back decks to be prioritized for replacement are at 3368, 3392 and 3398.

Covenant Updates: Getting the document updates notarized is still outstanding.

Electric panels: Three owners still need to upgrade their electric panels.

Porch lights: This project is in progress.

Window Well Facing: Martin will get proposals for this project.

New Business

Grounds Maintenance: We will continue with broad leaf weed control on the grass areas and do the pre-emergent application if it is not too late.

Thomas is scheduled to replace plants in the front beds, and will get a proposal for updating the front entrance beds.

Tree Trimming: Martin moved to have Arbor Vital trim the ashes and the black walnut and have Infinity Outdoors do the smaller work as they are a less expensive

contractor. Lauren seconded the motion, which passed unanimously. Natural Cuts will complete the treatments for Emerald Ash Borer and Walnut Twig Beetle.

Clubhouse Door Repair: The part to repair the clubhouse patio door has been ordered, and the repair will be completed once it is in.

ACC Applications: The applications for a patio door at 3380, A/C at 3359 and 3363 were approved by email. If there is any damage to, or modifications are required to, the irrigation system from A/C units in the common area, the associated costs will be billed to the homeowner.

Homeowners Concerns / Manager Report:

Items on the manager report are all being taken care of.

Next Meeting Date:

The next meeting will be in the fall.

The meeting adjourned at 8:32 pm