

MINUTES

Annual Meeting for the Gardens at Willowbrook Homeowners Association, Inc.

November 21, 2013

1. Roll call was obtained via sign-in sheet. Five households were represented which is not a quorum. Proof of Notice of the Meeting was shown.
2. Introduction of Denny Conway -Association President, Paul Schulte – Association Secretary, Cyrus Maltman-Association Treasurer
3. Old Business. Reading of Minutes of prior meeting.
No questions.
2012 Minutes were approved
4. New Business:
 - a. Update of Board Actions in 2013
It's been quite a year no significant maintenance in 2013. We had an issue with vandalism by the entry sign pond. We were hit four times. The police were called each time. Nothing was damaged during these incidents just moved around. We had the Bruce Company repair the damage. This cost the association \$456. We also put some surveillance and signage up at the pond.

A request came in to put a Little Library in the Park that is City owned. The City didn't allow this. It was declined

The fountain in the roundabout is no longer working. The fountain is foam covered in stucco. We have a plan to turn the fountain into a planter. We looked at several options for this and came up with a plan to keep our landscaping costs the same.

- b. Review of 2013 budget and expenses
As of today we have gone over on snow removal, mowing and landscaping is higher due to the vandalism and damaged trees that needed to be removed. We did save some money on utilities since the fountain in the roundabout was not running this year and the front pond was down for a while due to the vandalism. We also still have funds available in miscellaneous. We also have \$5,000 allocated for reserves. If we go over we can adjust the amount we move to reserves.

We are responsible for the carriage lanes so we need to keep increasing the reserve fund. The carriage lane is not as wide as a city street so the chances that it gets turned over to the City are not likely.

c. Presentation of the 2014 budget

The 2014 budget will increase per household cost by about \$6. Some of this is due to increase in costs and landscaped maintenance. We got quite a few bids this year. Many of them were from new companies. None of them were competitive. The 2014 dues will be \$250.49 per household.

1. The meeting attendees approved the draft budget as presented in the Notice of Meeting packet.

We are working with Schönheit to provide a coupon to get a discount from them. We are not sure what the details are for this. This will be sent out in a spring mailing.

A homeowner stated that she thought changing the fountain into a planter is a great idea.

5. Election of Directors

- a. Denny Conway asked if anyone would be interested in volunteering for any of the board positions. The current board would still be willing to serve another year.
 - i. Ratification is required for the legal standing of Board to transaction Association business. The ballot is included with your 2014 dues statement and the minutes of the 2013 Annual Meeting. Please return the ballot with your dues payment.
- b. Volunteers for Board positions or appointed positions from the meeting attendees.
 - i. Denny Conway will continue to serve as Board President.
 - ii. Paul Schulte will continue to serve as Board Secretary.
 - iii. Cyrus Maltman will continue to serve as Board Treasurer.
 - iv. Diana Mapes will continue to serve as The Garden Officer.
 - v. Russ Roquet volunteered to be on the ACC

6. Adjournment

- a. The meeting adjourned at 7:48 p.m.