

MINUTES

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

November 20, 2014

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, Russ Roquet ACC
3. Old Business. Reading of Minutes of prior meeting.
No questions.
2013 Minutes were approved
4. New Business:
 - a. Update of Board Actions in 2014
A lot of work was done to the trees at the entry. Willow trees were trimmed to a 5-8' above the ground level. Juniper trees were removed by the water feature and by the willow tree. Nothing has been replaced yet.

The pump for the water feature at the entry had to be replaced. The cost was around \$900.

Fountain in roundabout is not currently functional so it was not started. We did some tests and found that the fountain base is leaking really badly.

No issues with vandalism this year!

- b. Review of 2014 budget and expenses
As of 10/31 we have gone over on snow removal, and have spent more due to pump replacement and tree work previously talked about. We will see where we are at after 12/31.

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.

Q. Do all houses pay dues?

A. Yes every house is billed.

c. Presentation of the 2015 budget

Went over 2015 proposed budget. We got quite a few bids this year. Many of them were from new companies. None of them were competitive.

Schonheit bid out other options for next spring. First option was to remove dead/dying shrubs in medians and roundabouts. The price for this was \$795. Other options are to add trees and divide plants. This is pretty expensive at \$1,490 and \$3,995. These options were discussed in detail. Homeowners expressed concerns with the costs. It was agreed to do the clean-up for \$795. It was also agreed to spend up to \$2,500 on plant/tree replacements after looking at the clean-up results. This cost will come out of the reserves

Options for the roundabout fountain were discussed. It was decided to get the fountain working again. The cost for this will be around \$1,500 plus the cost of a liner for the leaking base. This cost will also come out of the reserves.

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

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 2015 dues statement and the minutes of the 2014 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. Chris Zander volunteered to be on the ACC

6. Adjournment

- a. The meeting adjourned at 8:15 p.m.