

Gardens at Willowbrook Homeowners Association

2020 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: November 10th, 2020

Location: Online via Teams

Meeting Called by: Gardens at Willowbrook HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken online

Agenda:

A) Roll Call

- a. Proof of attendance reached via Team Attendee download
- b. Introduction of Shandar with DSI Real Estate Group

B) Reading of Minutes of the last Meeting

Minutes posted on the DSI website: <https://www.dsirealestate.com/hoa/gardens-at-willowbrook/documents/>

C) Consideration of Communications

- a. Shandar presented the original letter that was mailed to all homeowners

D) Resignations & Elections

- a. None at this time

E) Reports of Officers & Employees

- a. Relatively quiet year for the board, no large projects were taken on.

F) Reports of Committees

- a. Busy year for the board, 14 or so projects were reviewed throughout the neighborhood, for fences, solar panels, patios and play structures. All applications were approved and homeowners applied within the regulations of the documents. Overall, a very good year for the ACC.
- b. ACC is happy to work with the homeowners and find a solution or way for their project to come to life, within the realm of the CCR's.

G) Unfinished Business

H) Original Resolutions & New Business

Q: What does the overage in water fountain entail?

A: We need to replace the pump that runs the waterfall, the cost of that was \$599. The last time the pump was replaced was in 2014. We are getting five to six years out of the pumps – the Bruce company comes and removed the pump in the fall and then it is reinstalled in the spring. So this is the reasoning for the \$600ish overage.

The other two things that were done at the water fountain this year were replating the float system in the box, where the pump sits. The float controls the water level in the pond and it was likely the original device installed, so it was not working properly.

The other thing was from a safety perspective, the outlet that the pump is connected to was becoming brittle and the cover would not stay fastened. So we put a plug cover on that can be locked.

Q: Looking over the budget, there is a positive. Is that for the reserve? What ends up happening with that initial difference?

A: That just so happened to be overlooked. Typically as a board, we move funds into the reserve bank account and it doesn't look like we've done that this past year. Our account manager waits until the end of the year to transfer the reserve account from one bank to another. So after the years end, we will make the transfer.

Q: Can we go over the updated to the Covenants?

A: The covenants that exist right now have been placed under the 4th Amendment to the Original Covenants that were put together in 2000. In red, you will see the proposed changes we have drafted up to the covenants, as they have not been updated in over 13 years, we feel now is a good time.

*The Covenant updates will be send out separately in a survey mechanism where homeowners can accept or deny the changes.

Q: Is there anything that shows the locations and phases of the lots that will be developed and when they will be done?

A: Valerie from Habitat for Humanity provided email in chat and can be contacted to get the updated maps and project details.

Q: Does anyone know what is expected to happen to home values once that area is complete?

A: It is not expected to have an effect on property values. Each phase is about two years but not very precise at the moment. It is a 7 Million dollar investment, that is why we want to sell those lots to the regular market builder to help pay for the streets, roads and infrastructure.

Q: Is it Habitat opening up the application process for the Habitat lots?

A: People can come to our quarterly informational interviews to learn about the process and who is eligible. Right now we do not have anyone in the pipeline for this project –

we hope to start next Spring, as it is a long process. You have to do 42 hours of classes and 375 hours of sweat equity.

Q: Is there a Habitat website that we can go to for updates on this development?

A: Nancy is working on getting this rolled out.

Q: There is an uneven section of the side walk up by the pond. And if you are not paying attention you could trip and hurt yourself really bad. There is a 3 inch ridge they did in the beginning of the Spring, they put asphalt over it.

A: It sounds there has already been attention on the area, but it could use a better job to be done. I will take a look when going to check the pond, and be in contact with you about next moves once we know more.

Q: Are all of the Amendments voted collectively or individually?

A: I believe they should be voted on individually. They apply to a number of different things in terms of the governing association. So when the survey is sent out, we can break them apart.

Q: We have several neighbors that are not keeping their lawns and gardens looking nice. So in the amendment you guys had proposed changes mentioning some ramifications, but what exactly is going to be done? We have been here 15 years and all that has been done is a letter sent out, which does nothing.

A: For many years the board did not get together and walk the neighborhood and inspect things like we did when the neighborhood was first turned over. So first would be a written notice, failure to correct what is stated in the notice within 10 days shall subject the owner to a special assessment, set forth in the section 24J or 25J in the original covenants – meaning we bring in the Bruce Company to do it and bill back.

Q: Can we have a garden officer?

A: The board has been short one for a number of years, we could rotate it between households each year.

*Colleen volunteered to do this for 2 years.

I) Adjournment

a. Note Time of Adjournment; 8:11 pm