

MINUTES

Willow Creek Estates HOA

Date | time 3/17/2018 9:40 AM | Meeting called to order by Aimee Dietrich

2018 Annual Meeting

Board Members: Laura Collman, Aimee Dietrich, Michael Ralls, Patricia McClintock and Pat Schauer

Minutes from Meeting

- ❖ Welcome and Introduction – Aimee Dietrich
- ❖ Quorum Reached at 35 homeowners in attendance (Min: 20% or 18 Homeowners)
- ❖ Proof of Meeting: Posting Meeting at entrance, email, letters mailed and website posting
- ❖ Reading of the 2017 Annual Meeting Minutes – Motion and 2nd to accept minutes from last year; passed unanimously.
- ❖ Treasurer’s Report – Michael Ralls and Aimee Dietrich
 - 2017 End of Year
 - Highlights: Landscaping reduced by putting it out to bid.
 - Replaced 3 of the brick mailboxes
 - 2018 Budget
 - 2018 dues will be \$400
 - Special Assessment to fund the reserve will be \$550
 - Budget was approved Motion: Ernie Cowan 2nd: Mathew McClintock; passed unanimously.
- ❖ Committee Reports - Pat Schauer
 - Pat reported on the Architectural and Welcoming committees from 2017
 - Architectural - New Committees formed: Sally Kloosterman, Todd Davis and Pat Schauer
 - Dave Koch commented: Posting signs is a great new thing that shows that the project was approved.
 - Welcoming – New Committees formed: Charlene Martin, Carmen Ralls, Shari Davis, Beth Luchini, Stacy Bornia
 - Annual Garage Sale – New Committee Formed: Trish McClintock, Beth Luchini
- ❖ Community Wall Report & Reserve Study Requirements – Aimee Dietrich
 - We are required to set aside money for reserve funds by law.
 - We are not adequately funded to take care of the community assets
 - Community wall failed in May 2017
 - Request for Quote discussion
 - Structural brick \$206,000 estimate (reinforced with rebar and footings every 4 feet)
 - CMU with Old University Brick on both sides \$301,000 estimate (Reinforced rebar and footings every 4 feet)
 - Dave Koch is going to give us a CD of data that he has been tracking.
 - HOA Loan is another option to repair the community wall
 - Other ideas for funding the reserve
 - Tennis court – Is it a buildable lot that could be sold?
- ❖ Present options for the community wall to the HOA before a final decision is made. Motion – Cara 2nd – Larry Brons; pass unanimously.
- ❖ Election of Directors

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- Duties and Responsibilities were reviewed.
- Nominations for Board of Director positions
 - Larry Brons – in neighborhood for 21 years / 26 votes
 - Michael Ralls – in neighborhood for 21 years / 29 votes
 - Patricia McClintock – in neighborhood for 5.5 years / 28 votes
- ❖ Open Discussion
 - Ernie Cowan - Discussion about a new homeowner fee of \$500-\$1000 as a contribution to working capital.
 - Nancy Meyer – Fine resolution and status of where it is at. The resolution was tabled, the process will be reviewed and finalized, and the HOA notified of the fine resolution before it is implemented.
 - Outside Management firm – Nancy Meyer
 - Received quotes that would run the homeowner from \$125 - \$275 per lot per year.
 - Outside management still requires an HOA board to perform Board duties and responsibilities.
 - Lack of interest for outside management firm due to the cost.
 - Welcoming committee – discussion – about how to best get the necessary paperwork completed and returned for HOA record keeping purposes
 - New committee will be working on a process to welcome our new neighbors.
- ❖ Adjourn – 12:01 pm
- ❖ Organizational meeting with new Board members immediately followed.