

**Willow Brook Homeowner Association  
Board of Directors Meeting  
Minutes of October 28, 2009**

The meeting was called to order by Pete Raumann at 7:00 pm. Directors present were: Barbara Ellis, Brian Clinesmith, Paula Kingsbury and Marco Carrington. Absent were Mike Vario and Rachel Zekster. Also present was Mary Ann Garst, Community Manager.

Pete motioned to accept the September minutes with the grammar correction of "saw", not "seen". All agreed.

It was agreed to give 2041 Sumner deadline to bring the shed into compliance. 2041 and 2051 Sumner are to receive violation notices for a front yard swing.

Pete motioned to accept the Broadhurst contract as amended. All agreed.

Brian motioned to have the walks with overhanging branches and grasses cut back. All agreed.

The list of sidewalks needing replacing because of tree roots and freezing/thawing was discussed. Three proposals will be gotten for the town homes and the single home list will be given to the city.

Mary Ann reported the towing and No Soliciting signs should be in place sometime the following week weather permitting.

Offering direct debit was discussed along with the ability for homeowners now able to pay dues via credit card online. Pete will post the credit card information on the web site. Brian motioned to accept direct debit. All agreed. Information on both will be included in the mailing of the 2010 budget.

The 2010 budget was discussed and revised. The Board will vote via email once the revisions are done and sent to them.

The meeting adjourned at 8:50 pm. Submitted by Mary Ann Garst.