

**Willow Brook Homeowners Association  
Board of Directors Meeting  
Minutes of January 27, 2010**

In the absence of President Mike Vario, Vice President Pete Raumann called the meeting to order at 7:03 pm. Directors present were Rachel Zektser, Brian Clinesmith and Barbara Ellis. Absent were Paula Kingsberry and Marco Carrington. Also present was Mary Ann Garst, Community Manager and two homeowners.

Minutes were corrected as follows: Pete Raumann was absent and the Garden Club is not going to transplant some of the front shrubbery. Rachel motioned to accept the minutes with corrections. All agreed.

Ms. Thomas of 72 George Thomas Drive asked to have the \$25.45 Certified Letter charge removed because she received that letter just a few days after she received the first notice while she was away on vacation and did not have time to correct the problem. This in turn generated a late fee on her account. Pete motioned to remove the \$25.54 from her account this one time. All agreed.

Ms. Thomas also reported that the singles and town homes incomes were reversed on the budget. This will not affect the outcome but the correction will be made.

Brian motioned to accept the Elmore & Throop contract for collections. All agreed.

Barbara motioned to accept the Draft financials as presented. All agreed.

Barbara motioned that the financials were presented with fairness, accuracy and without fraud. All agreed.

The sidewalk repair for the townhomes was discussed. Three bids had been received. Brian motioned to accept the bid of Asphalt & Concrete Services, Inc. All agreed.

The regular meeting adjourned at 8:25 pm. Submitted by Mary Ann Garst