

**Willow Brook Board of Directors  
Meeting Minutes of February 24, 2010**

President Mike Vario called the meeting to order at 7:02 pm. Directors present were: Rachel Zektser, Barbara Ellis, Brian Clinesmith and Marco Carrington. Absent was Paula Kingsbury and Pete Rauman. Also present was Mary Ann Garst, Community Manager and one homeowner.

Brian motioned to approve the minutes as presented. All agreed.

Even though the home at 96 Kearney is in foreclosure it was agreed to send the account to the attorney for collection.

The snow bills came to over \$29,000 for 2010. In order to pay all at once, contingency funds or a CD would have to be used. Mike motioned to ask the snow contractor if he will take a discount if paid all at once or accept a payment plan otherwise. All agreed with Brian abstaining.

The cost snow removal has on the Association budget was discussed. Money could be saved if the town homes removed the snow in front of their own sidewalks the same as the single homes do today. This change will require the Covenants to be modified. Mike will craft the letter to accompany a ballot to have the community vote on the change. The savings could be used for other things to improve the community. Brian motioned to send out a ballot for vote in the community for town homes to shovel their own sidewalks. All agreed.

Barbara prepared a flyer to request volunteers for the Garden Club. It will be sent out in post card format.

Marco brought a sample of material that could be used for an inexpensive sign to place at entrances to announce homeowner meetings. He will have three signs made to say "Willow Brook HOA meeting this Wednesday". They will be yellow with black lettering. The signs will be posted at each entrance to the community.

Mike wanted to clarify the meeting schedule for the holiday season. The December 8<sup>th</sup> meeting will be a combined November/December meeting.

Brian described the area on the walking path that needs to have the brush cut back from the sides of the walking path.

The meeting adjourned at 8:30 pm. Submitted by Mary Ann Garst