

**Willow Brook Board of Directors
Meeting Minutes
July 28, 2010**

President Mike Vario called the meeting to order at 7:00 pm. Present were directors: Barbara Ellis, Rachel Zektser, and Jerry DeGray. Absent were: Marco Carrington, Brian Clinesmith and Pete Raumann. Also present was Mary Ann Garst, Community Manager.

Jerry motioned to approve the minutes from the June meeting. All agreed.

Mike motioned to approve the deck at 2067 Sumner Drive. All agreed.

Barbara requested Elmore to provide the actual meaning of the initials on the collection status reports.

2032 Sumner is for sale. Since the shed it out of compliance the current owner will be requested to remove the shed when the property is sold.

The landscaper will be asked to send a contract for the 2011 season. He is to be reminded to add mulch to the new landscape beds in the pocket gardens and at the grasses near the pond fence. He is also to be asked to remove the weeds at the entrance beds.

The Board was satisfied with the snow removal done by US Lawns and will engage him for the 2011 snow year.

The electric box at Buell and fieldstone has graffiti on it that needs to be removed.

The snow removal on the town home walks was discussed. Mike motioned to “not shovel in front of town homes. The owner of the town home must clear the walk in front of his property. If they do not clear the snow within twelve (12) hours after the snow stops falling, they will be subject to fines and/or we will clear the sidewalk and charge them for the work.” Three votes were for the motion and one abstained. The motion passed.

There will be a holiday decorating contest. A first and second prize will be awarded to both the single homes and the town homes.

Meeting adjourned at 8:45 pm. Submitted by Mary Ann Garst