

**Willow Brook Homeowner Association  
Board of Directors Meeting  
Minutes of August 25, 2010**

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

In the July minutes names were misspelled. Jerry motioned to accept the minutes as corrected. All agreed.

There were several Certificates of Deposits maturing. It was discussed on how to best reinvest them. It is preferred they be on staggered terms rather than all coming due at once. Mary Ann will check on rates with Blue Ridge Bank and Mike will let her know the decision.

The changes in the Architectural Guidelines were discussed. It was agreed that sheds must be in the rear yard and shall match the color of the house as much as possible. The Board will address satellite dishes, solar panels and clothes lines next. As of October 1, 2010 clothes lines are permitted by Maryland Law.

Mary Ann is to get the price for mowing the town home lawns, front and back unless there is a fence.

Meadow Farms donated a \$50 and a \$20 gift certificate to be used as prizes for the Christmas decorating contest. The Board was encouraged to get other merchants to donate prizes.

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

**Executive Session**

The Board went into Executive Session at 8:35 pm. The discussion was the fine imposed on Marco Carrington for failure to remove an oversize shed. Jerry motioned to reduce the fine to \$200. All agreed. The shed had been removed the week before the meeting.

The meeting adjourned at 9:07 pm.