

**Willow Brook HOA
Board of Directors Meeting
Minutes of September 22, 2010**

President Mike Vario called the meeting to order at 7:09 pm. Directors present were: Barbara Ellis, Pete Raumann, Jerry DeGray, Marco Carrington and Brian Clinesmith. Absent was Rachel Zektser. Also present was Mary Ann Garst, Community Manager

Resident Mike Swanson presented his petition to get a fence and deck built that had previously been denied. He brought composite material in the colors he had chosen.

Barbara motioned to approve the deck based on the materials presented: Azek deck material and Veranda Sanctuary railing. All agreed.

Pete motioned to accept the minutes as presented. All agreed.

Pete reported that he had gotten four \$10 gift certificates for the Christmas decoration awards.

Jerry motioned not to send out postcards for Halloween Trick or Treat. All agreed.

Jerry motioned to not mow the town home yards this year. All agreed.

The approval of the 2011 budget and the Clagett contract were tabled until next month.

It was reported there are boats parked on Sumner and a plow in the drive of a home on George Thomas. There is also a new shed on 88 Buell Court for which no application has been received.

Brian motioned to fine people who fail to do an Architectural Change Request application and get approval before the construction is done. All agreed.

Jerry motioned that the fine be \$50 for failure to file the ARC and if, after 30 days, it has not been sent in, the fine will resort to the regular fines policy of \$25 a day. All agreed.

Mary Ann gave the Board copies of the new clothesline law going into effect October 1, 2010.

Mike and Pete are to redo the guidelines for satellite dishes, storage boxes and solar panels.

The meeting adjourned at 9:00 pm. Submitted by Mary Ann Garst