

**Willow Brook Board of Directors  
Meeting Minutes of February 25, 2009**

The meeting was called to order at 7:00 pm by President Paul Smith. Directors present were: Barbara Ellis, Rachael Zektser, Brian Clinesmith, Mike Vario and Pete Raumann. Absent was Jennifer Thomas. Also present was Mary Ann Garst, Community Manager.

The minutes were corrected and approved as amended. The amendment was that Jennifer, not Rachael, posted information to the web site.

Buddy Harrison of Harrison Gardens attended to discuss his snow invoice which was contested by the Board as being too high. After discussion it was determined that for the remainder of the season he would not remove or treat snow until it had reached the depth of two inches and Mary Ann had called him to do so.

Barbara motioned to reduce his invoice by half or \$3,400. All agreed.

Barbara motioned that if residents were not current in their assessments, they would not be able to vote in the annual election. All agreed.

Paul Smith tendered his resignation to the Board, stating he had enjoyed his tenure very much. After discussion, Mike Vario agreed to step in as Board President until a full board is established. Pete Raumann agreed to be Vice President. The Board will act as the nominating committee for possible board members for the upcoming election and provide names at the March meeting. One resident has already volunteered.

The annual election is April 22, 2009, to be held at the Monocacy Elementary School on Hayward Road.

Paula Kingsbury is chairing a community safety day for Willow Brook, North Crossing and Clover Ridge residents on Saturday, July 18th. Many activities will take place at the park. More information will be provided as the date gets closer.

Action Item 1 – Mike motioned that there was no evidence of fraud in the accounting information provided the CPA. All agreed. This is a standard question the CPA must ask the Board each year.

Action Item 2 - Brian motioned to have Jeter paving to do the new restriping and numbering, adding the word visitor to blank spots and not painting the work “reserved” on the assigned spots. All agreed.

Action Item 3 - Rachael motioned not to send the town homes more information about trash procedures, stating they had many notices in the past. All agreed.

The meeting adjourned at 9:07 pm. Submitted by Mary Ann Garst