

**Willow Brook Homeowners Association  
Board of Directors Meeting  
Minutes of October 27, 2010**

The meeting was called to order at 7:13 pm. Directors present were: Mike Vario, Pete Raumann, Jerry DeGray, Barbara Ellis, Marco Carrington, Rachel Zektser and Brian Clinesmith. Also present was Mary Ann Garst, Community Manager

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

Jerry motioned to table moving any reserve payments until the end of the year when the final numbers for the year are known. All agreed.

The letter about the change in snow removal for the townhomes will be sent out to all town home owners.

Rachel motioned to accept the 2011 budget with the minor corrections. All agreed.

Mike motioned to have a rough draft of the Architectural changes to the Board for review by February 15<sup>th</sup>. All agreed. Mike will put into a rough draft by March 15<sup>th</sup> and have a copy to send out and be placed on the web site. A post card will be sent out to notify all homeowners of the changes.

The following have responsibility for changes:

Rachel – fences

Pete/Brian – sheds, storage boxes,

Pete – satellite dishes, antennas, solar panels

Barbara – clothes lines

Marco – driveways, patios, other hardscapes

Mike – completion of all

It was suggested to place a third No Soliciting sign at Cumberland. Mike will ask permission of the homeowner to place it on their property.

Mike motioned for Greenwood & Associates to do the taxes and audit for 2010. All agreed.

Jerry motioned to accept the 2009 draft financials. All agreed.

Jerry motioned to hold off on the Clagett Management contract until December 1, 2010. All agreed. They would like a meeting with Galen Clagett.

The Christmas decorating contest was discussed. A post card will be sent out announcing the contest and prizes. Judges have yet to be determined.

The meeting adjourned at 9:10 pm. Submitted by Mary Ann Garst