

**Willow Brook HOA
Annual Meeting
April 22, 2009
Minutes**

Vice President Pete Raumann called the meeting to order at 7:03 pm. Directors in attendance were: Barbara Ellis, Brian Clinesmith and Rachael Zektser. Absent was President Mike Vario who was on vacation. Also present was Mary Ann Garst, Community Manager.

Since quorum was not met, the meeting was adjourned for fifteen minutes and reconvened with those in attendance representing quorum. Twenty six ballots and/or proxies had been sent in.

Pete introduced the Board members and the community manager. He also thanked all who attended.

Proof of the meeting was presented.

Pete went over the list of accomplishments in the community this past year. They are:

- Fence row between Willow Brook and North Crossing has been cleaned and trimmed.
- Sediment ponds are regularly mowed
- AERC response time has improved. The target is a two week turn, maximum 30 days.
- A Family Day at the Park was held in August 2008. It was a great success with a very good turnout.
- The community enjoyed a presentation by the Frederick City Gang enforcement officers. Chief Dine made an appearance. The community was urged to be proactive by calling the police non-emergency number to report suspicious activity of any kind.
- The 2009 budget was increased by approximately 10% to cover increased community maintenance costs and real property taxes assumed from the developer.
- Tree stumps in the common areas were removed and new trees planted.
- The Clagett management contract increased by \$.50 per unit.
- To save money, common area mowing was reduced to 22 mows per year and the ponds reduced to five times per year. The contract provides the Board the right to add or reduce mows as needed.
- The Board wrote a letter to the City opposing the addition of another basketball court at the park. The City has proposed park improvements to the open area across the footbridge where the community gardens are located.
- A uniform fines policy was adopted for covenants violations.
- A Community Safety Day for Willow Brook, North Crossing and Clover Ridge is being organized by new Board member Paula Kingsbury. The event will be Saturday, July 18th. Promotional material will be distributed as the date nears.
- The parking areas of the town homes will be restriped and numbered.
- Foreclosures and delinquencies have increased.

- The Board has attended City workshops on their new towing ordinance. We are requesting a reduction in the number of signs proposed to be posted within the community.

Mary Ann went over the financials. The community is financially stable even with the number of foreclosed homes. Reserve funds are in Certificates of Deposits and fully insured by the FDIC.

Homeowner Forum

- Who maintains the park equipment? **Frederick City does as it is their park.**
- Speeding on William Franklin is a problem. Could there be signs or speed bumps? **The streets are controlled by the City. As a rule they do not install speed bumps because no one likes them and they are damaged by snow removal equipment. Signs have not proven to be effective. Posted signs are already ignored.**
- What is being done about tall grass on empty properties? **The Association usually mows but not every week as it is a cost to the Association we really can't afford. The City will mow if notified but not until it is very tall.**
- Dog waste in the common areas is a big problem. Can bag stations be installed? **Bag stations are expensive to purchase and must be maintained (repurchase of bags). The biggest deterrent to people failing to collect dog waste is to speak to the owner who is not collecting it when you see it done. The acknowledgement is quite often enough.**

Pete nominated Jerry DeGray for a Board position. Ballots were counted by Mary Ann Garst. The winners of the two new Board positions were Paula Kingsbury and Marco Carrington.

The meeting adjourned at 8:03 pm. Submitted by Mary Ann Garst.