

**Willow Brook Board of Directors Meeting
Minutes of May 27, 2009**

President Mike Vario called the meeting to order at 7:05 pm. Directors present were: Brian Clinesmith, Pete Raumann and Rachel Zektser. Absent were: Barbara Ellis, Paula Kingsbury and Marco Carrington. Also present was Mary Ann Garst, Community Manager.

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

Mike requested a list of the Board members and their contact information be emailed to all Board members.

96 Kearney has still not completed the shed. The owners will be advised that fines will not be adjusted until the shed is completed.

2051 Buell has a large oil slick. The owner will be told to get the car repaired and clean up the slick or park on McCellan.

Financials were discussed. It was agreed to do garnishments on all owners who currently have a lien.

The problem of bulk trash and improperly bagged yard waste was discussed. The cost for this year already exceeds the total for last year. Mike presented a letter to send to the town home owners. Pete will place it on the Web as "A Letter from the President".

Above ground pools was discussed at length. A notice will be sent to all owners about what will be allowed and what will not. The board approved to have the notice say "no above ground pools greater than 2 feet in depth and/or require a filter system will be allowed." The motion carried with one against.

Updating the Architectural Guidelines was suggested, particularly fences, decks, play house, solar panels and such. Mary Ann will email to all some of the wording used in other associations and the Board will work with the Architectural Committee to determine the final wording on the changes.

The June meeting will be held in the offices of Clagett Management, 7540 North Market Street.

The meeting adjourned at 8:45 pm. Submitted by Mary Ann Garst.