

**Willow Brook Board of Directors
Meeting Minutes of 6/24/09**

President Mike Vario called the meeting to order at 7:02 pm. Directors present were: Pete Raumann, Rachel Zektser, Marco Carrington, Barbara Ellis and Brian Clinesmith. Also present was Mary Ann Garst, Clagett Management.

Pete motioned to approve the minutes from March, April and May and as amended. All agreed.

The new Frederick City Towing Ordinance was discussed. Before towing can be enforced, a sign must be placed at each street entrance. The size of the sign has to be 24"x30" and must contain the reasons for towing and the costs involved. Brian motioned to have the Association comply with the new ordinance, purchase the necessary signs, have reflective text, and have the Board approve the text before purchase and installation. All agreed.

Brian expressed dissatisfaction with the painting of the numbers in the parking spaces on Sumner. Mary Ann is to explain to Jeter Paving that the job is not satisfactory and a reduction of 20% in fee is desired. All agreed.

A resident sent a letter complaining about trespassing on his property and of the common area condition in the rear of Buell Drive. A letter is to be sent explaining that a fence is an option to prevent trespassing and that the area of concern will be addressed in the fall if funds are available.

Architectural changes were discussed. The Board agreed that updates are needed to meet with the materials and environmental changes. Mary Ann is to email some examples used by other associations.

Violations on several homes were mentioned. Violations letters will be sent.

The meeting adjourned at 8:55 pm. Submitted by Mary Ann Garst