

**Willow Brook Board of Directors Meeting  
Minutes of July 22, 2009**

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

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

Action Item #1. Brian motioned to allow the maturing Certificates of Deposit to remain at FCB for the next 13 months. All agreed.

Action Item #2. Brian motioned to accept the sign language as presented. Frederick City requires the sign to be 24"x30" and be reflective. Everyone agreed on a green background with white letters. Prices will be obtained. It might be possible to split the cost with the towing company.

Atlantic Security Professionals were in the building meeting with North Crossing. The representative was asked to join the Willow Brook meeting and provide some information. A security guard would cost \$28 per hour and an off duty policeman would be \$50. Sharing the cost with North Crossing was discussed. However, Willow Brook could hire policemen independently and save money. It was agreed to defer any decisions until North Crossing was using security guards for awhile. Another community uses off-duty police and Mary Ann will obtain what the rates are and information about the contract for using them.

Since North Crossing meets on the same evening as Willow Brook, it was agreed to ask them if they would like to have a short joint meeting on a future meeting evening.

The large blow up pool at 72 George Thomas was discussed. Pete motioned to allow until July 29<sup>th</sup> for the removal as requested by the homeowner. All agreed.

The shed at 96 Kearney is finally finished. Pete motioned to reduce the fine to \$100 if the dues are paid in full within 60 days of notice. All agreed.

Forming a garden club was discussed as a way to add more shrubbery and flowers without the cost of labor. Paula and Barbara will be co-chairwomen and recruit other members. A price for reseeding and removing the rocks from the common area behind Buell will be obtained.

Trees are nesting areas for birds that are producing copious amount of bird dropping on sidewalk. It is not only unsightly and messy to walk in, it can cause illness. Residents will be asked to clean it off.

The meeting adjourned at 9:17 pm. Submitted by Mary Ann Garst.