

**Willow Brook Board of Directors  
Meeting Minutes of August 26, 2009**

The meeting was called to order at 7:00 pm by President Mike Vario. Directors present were: Barbara Ellis, Rachel Zektser, Brian Clinesmith, Pete Raumann, Paula Kingsbury and Marco Carrington. Also present was Mary Ann Garst, Community Manager.

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

Bag worms have been noted on various trees, including those of some homeowners. Broadhurst will be requested to spray the trees in the common areas and some homeowners will be notified for the trees in their yards.

The trees in the front yards of the homes on Sumner and Rosecrans were discussed. They have grown large and are damaging the houses. Homeowners will be notified to trim the trees. Failure to do so will result in a fine.

Rachel motioned to not allow Clagett Enterprises rental division to send out advertising to absentee owners. All agreed.

Mike motioned to allow the checking account to be transferred to FCB. All agreed. This will allow Clagett to begin scanning checks and will result in no service fees charged to the Association. Using direct deposit for homeowners to pay their assessments was discussed. Pete will put a query on the web site to ascertain interest by the homeowners.

An above ground pool at 85 George Thomas Drive will be told to remove it and not to put it up another year.

Mike motioned to have the towing signs printed and installed per the Frederick City Towing Ordinance. Discount Towing has agreed to pay for half of the cost of the signs and installation. All agreed.

Brian motioned to have two No Soliciting signs installed, one at each entrance. The motion passed with five in favor and two against.

The subject of raised sidewalks was discussed. Some areas are in need of replacing because they present a tripping hazard. The City will pay for some of the replacement if it is caused by a tree root. Several Directors agreed to walk streets and determine where the areas are that need replacement.

The common area behind Buell was discussed again. An aerating, seeding and removal of rocks proposal will be requested from Broadhurst.

Pete motioned to extend the Clagett Management contract for another year, thru 2010. All agreed.

The Garden Club chairs, Barbara and Paula, presented ideas for flowers in several areas. The Board voted to give them a budget of \$200 to purchase the items. Marco volunteered to join the committee. Pete will post a request for volunteers to become part of the committee on the Web site. He will also create a Garden Club section on the Web for their activities. Rachel volunteered to copy announcement of the garden club and Paula will distribute it door to door.

Judgment procedures will begin on two homes that are overdue in assessments by a large amount.

The September meeting will be on the 23<sup>rd</sup> at the office of Clagett Management.

The meeting adjourned at 9:00 pm.