

**Willow Brook Board of Directors
Meeting Minutes of September 23, 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, and Marco Carrington. Also present was Nancy Hannigan Personal Assistant to Mary Ann Garst, The Community Manager.

Pete motioned to accept the minutes as amended. The amendment was that Discount Towing has agreed to pay for half of the cost of (signs & installation), not agreed to half for half of the installation. Rachel 2nd the amendment. All agreed.

Action Item 1- The Board discussed seeding and rock removal of the area behind Buell. Pete motioned to move forward with seed and straw for 1200 – Rachael 2nd. All agreed with the correction of install 2-3” not 2-3’ on the contract.

Action Item 2- The Board discussed the selection of a snow removal company. Pete motioned to accept the bid from US Lawns. Brian 2nd. All agreed with the correction of U.S. Lawns of Frederick agrees to provide snow removal services for Willow Brook HOA, not Sam’s Club and the omission of no individual parking as stated in item number 4.

The Board was given a copy of what the towing signs are going to look like for review. The Board members suggested that Mary Ann check to see if the first line “Private Parking – Towing Enforced” could be made bigger where it would almost reach the sides. Also, the Board wants to make sure that the word “milage” be corrected to “mileage”.

The Board discussed raised sidewalks.

- Mike advised that the sidewalks on Weitzel and Buell were not bad.
- Brian advised that Rosecrans and Sumner have some areas that are in need of repair.
- Rachel advised that she saw no problems in the areas that she checked.
- Pete advised that he has not checked his area yet.

The Board discussed the HOA’s Budget Worksheet that was provide by Barbara Ellis, and decided that they need to take a closer look and it be discussed at the next HOA meeting.

The Board would like for Mary Ann to check on the following items:

- The walk way behind Sumner and Rosecrans has a sink hole-HOA property or City.
- The brush needs to be cut at the bike path near the bridge and Sumner Drive in the common area and path. Any questions call Brian.
- The trees between McClellan and Sumner need to be trimmed.
- Barb’s garden next to park has an evergreen that needs to be cut.

The Board discussed and decided that the publicly for the Garden Club will be postponed until the spring.

President Mike Vario signed The Corporate Authorization Resolution.

The meeting adjourned at 9:00 pm. Submitted by Nancy Hannigan