

Willow Lakes

Annual Meeting

Meeting Location: Willow Lakes Pool

Meeting Date and Time: April 15, 2022 at 6:00 PM

Meeting called to order at 6:15pm by Alonzo Wright, president. Annual meeting called to provide homeowners an update on the state of the Association and voting for 3 open board positions. Homeowners present in person and on Zoom.

Alonzo expressed gratitude for the opportunity to serve on the Board, but reported that he would be stepping down as President during this year's election. Alonzo stated that he is unable to devote the time needed to the Board at this time. Mitch expressed gratitude for Alonzo's service and contributions.

Mitch, Vice President, discussed the strategies the Board has utilized to improve communication with homeowners. The Board is using the Resident Center, Next Door, and Facebook to share information regarding finances, current projects, community events, etc. Mitch encouraged homeowners to utilize the Resident Center for communicating with the Board, paying dues, etc.

Mitch informed homeowners of how a fellow homeowner paid the past dues for an individual in the community. Mitch expressed gratitude for this gesture.

Mitch introduced the new welcome packet developed by the Board. The Board would like to form a "Welcoming Committee" of 2 homeowners to welcome all new homeowners to the neighborhood and provide a welcome packet consisting of the Handbook and a magnet. The Board will be soliciting volunteers to serve on this committee.

Mitch discussed the current road construction project and timeline. The current construction involves placement of concrete pipes to improve drainage. The County will repave the road and the sidewalk will be extended to the entrance of the neighborhood. The entry markers will be moved back when Quacco is widened.

Mitch discussed the current landscaping situation. The Board hired a landscaper that cost a significant amount more than previous years under promise of improved quality. The landscaper and Board decided to terminate the contract because of unmatched expectations. The Board has enlisted a new landscaping company that services other neighborhoods. This company will send a full crew and make recommendations as needed for other services.

Mitch then discussed enforcement of overnight parking and landscaping violations. The Board understands homeowners having overnight guests and greater than 4 cars at times. The Board will be judicious in the application of violations, only targeting frequent violators. The Board enforced the need to avoid street parking for safety and movement of large vehicles (trash truck, delivery vehicles, etc.) throughout the neighborhood. Homeowners were reminded to maintain lawns and trim along the curb to allow proper water flow when raining. The Board intends to recognize homeowners that are putting forth effort into their lawns by placing a "Best Lawn of the Month" sign in a yard voted upon by the Board. Homeowners suggested selecting the yard on the first Monday of the month.

Mitch informed homeowners of the desire to bring back a "Community Yard Sale". Mitch asked for input from present homeowners. Homeowners discussed having a twice per year yard sale in spring and fall. Board will consider dates and inform homeowners.

Heather informed homeowners of the financial status of the HOA. The Association has taken in over \$59,000 in current and past dues since November. The Board is utilizing payment plans to avoid collections. There are 21 accounts currently in collections, and 8 accounts were recently added. The current amount owed is over \$136,000 in past due assessments and attorney fees. The Board enlisted a new attorney (Dunlap Gardiner) that is greatly reducing costs to the Association. The Association pays for court fees and the attorney takes 35% of the recouped funds. The Association has funded all past and current projects fully at this time.

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Heather and Susan updated homeowners on the state of the audit. The Board is utilizing management software to track the finances and upload receipts. The accountant has full access to the financial records for 2021 and 2022 so they can complete the audit. The accountant is expected to complete the audit by late June to early July.

Questions and comments solicited from present homeowners. Questions included addressing speeding in the community, with special concern around the bus stop during pick up and drop off. Mitch has been in contact with our police liaison (Officer Esquina White). The County will not allow speed bumps. Suggestions included safety/crossing guard to monitor and take down license plates for speeders, and a flashing light at time of pick up and drop off to draw attention to children and slowing traffic. Board will continue researching ideas to implement. Concerns about poorly maintained homes and the Board's responsibility to address them. The Board sends out violations, but the worst offenders tend not to respond or correct delinquencies. The Board will continue to attempt to address issues with these homes, but it is ultimately the responsibility of each homeowner to maintain their homes.

The Board was unable to hold an election due to not having a quorum. The Board recognizes that the date of the meeting coincided with a holiday weekend. The Board will hold another election at a later date to elect 3 positions.

The meeting was adjourned at 7:20PM.