

Willow Shade Homeowners' Association Board of Directors' Meeting Minutes (8 March 2018)

Call to Order - The HOA Board of Directors' meeting was held at the home of Elke Cardinal (183 Duke Street, Willow Shade subdivision) on Thursday, 8 March 2018. The meeting was called to order at 7:05 P.M. by Wally Bunker (HOA President).

Attendees - Present were the following Board members: Wally Bunker (President), John Brown (Vice President), Richard Pullen (Secretary), and Elke Cardinal (Member at-large), Judy Pecora (ARMI), and HOA homeowners Dale and Inga Dobrovlny. James Suddreth (Treasurer) was absent from the meeting.

Hear from Visitors – There were no issues discussed by visitors.

Minutes from previous Board of Directors' meeting – The minutes from the last HOA Board of Directors' meeting (6 December 2017) were distributed. Wally then asked if anyone had any comments or corrections. There was a noted correction to Attendees section; the Vice President's name was changed to "John Brown" (versus "James Brown"). A motion to accept the previous minutes with correction was made by J. Brown, seconded by E. Cardinal and carried by those in attendance.

Financial Report

J. Pecora (ARMI) distributed and went over the financial and outstanding balances report. The report showed that there was \$ 37,165.99 in the checking account, the money market had a balance of \$ 35,620.52 and \$ 43,866.50 was held in CDs. This gives the HOA a total balance of \$ 116,653.01.

There were some questions about line items that were resolved.

Management Report - A discussion on delinquencies and collections was held. It was noted that the money owed to the HOA was up to \$ 1,210.38.

Old Business - Wally opened up the floor for discussion of any old business. The following was discussed:

1. **Recheck of Issues at HOA homes** – J. Pecora (ARMI) distributed and went over the completed and open issues that were realized during inspections of homes that were being sold, whereby there were items that needed to be addressed either by Seller and/or Buyer. The report listed 4 homes with sixteen issues between them. Twelve of the sixteen had been closed. **An action item was assigned** to J. Pecora (ARMI) to follow-up with the owners of homes with outstanding issues.
2. **Update on Legislation regarding Pond** – Wally updated the board on "Pond Legislation". Wally reported that the legislation was killed in subcommittee 7-0.

New Business – Wally opened up the floor for discussion of any new business. The following was discussed:

1. **Community Spring clean-up** – The date was set for 14 April 2018 with a rain date of 21 April 2018.
2. **New ARMI costs** – Wally informed the board that Austin Realty's management contract with your association had been revised. Wally reported that a 41% increase requested by ARMI that was brought to our attention long after the budget process was completed and approved. Wally asked J. Pecora (ARMI) to highlight the revisions. After the presentation, there was a short discussion. It was the board's feeling that the financial increase was not justified at this time and **an action item** to J. Pecora (ARMI) to take the board's concerns back to ARMI for consideration/possible revision of financial increase. J. Pecora to inform board of ARMI's decision.
3. **Retaining walls** – There was a discussion on the need to replace/repair the retaining walls at the end of side streets. At the conclusion of that discussion, **an action item was assigned** to W. Bunker to contact the town public works department to see if they would repair the rotted top retaining wall boards as part of the special taxing district payments.

Next HOA Meeting - The next HOA Board meeting date is tentatively set for Thursday, 7 June 2018 at 7 PM at John Brown's house (1661 Sally Lou). A backup date was set for Thursday, 14 June 2018 (same place/time).

Meeting Adjourned - At 8:30 PM, with no other business to conduct, a motion to adjourn was made by E. Cardinal, seconded by J. Brown and carried by those in attendance.

Willow Shade HOA Secretary, Richard Pullen