

WILLOW WOOD VILLAS OWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
FEBRUARY 15, 2022
MINUTES

The Annual Homeowners Meeting for Willow Wood Villas Owners Association, Inc. was called to order at 7:00 p.m. at the office of Better Homes & Gardens, Gary Greene Realtors.

Proof of notice of the meeting was verified, and a quorum of 54 owners was present either in person or by proxy.

Introductions were made of the Board members and management.

Motion was made, seconded and carried to dispense with the reading of the minutes of the February 18, 2020 Annual Homeowners Meeting and approve them as written.

REPORTS

Wendy Roloff gave the President's Report whereby she reviewed accomplishments of the Association over the past two years, which included replacement of the mailboxes, gutter cleaning, completion of 50% of the exterior termite inspections, freeze damage repairs, mosquito spraying, replacement of six leaking building valves, implementation of "zoom" meetings, and the welcoming of two new Board members.

Andrew Tanner gave the Treasurer's Report whereby he reviewed the Balance Sheet ending January 31, 2022. It was noted that the 2020 audit is available upon request, and the auditor is currently completing the 2021 audit.

Jim Miller reviewed the 2022 operating budget.

ELECTION OF BOARD POSITIONS

It was announced that there are two positions on the Board of Directors up for election at this meeting. Incumbents reflected on the ballot were Wendy Roloff and Carol Phillips. The floor was opened for nominations. Eunice Muska was nominated. There being no further nominations made, motion was made, seconded and carried to close the floor.

Ballots were completed and submitted for tallying.

BUSINESS

The owners were informed that the Association has saved \$54,000.00 for the exterior painting project, and the Board may consider cashing in the three certificates at Chasewood Bank for this project. A proposal was previously obtained in the amount of \$125,000.00. Additional proposals will be secured prior to the Board making a decision. The Board promised to keep the owners informed as they progress.

The Board informed the owners that they will likely defer parking lot maintenance until 2023.

Management answered questions regarding the Association's insurance policies and policies that are recommended to be considered by the owners.

A few owners offered suggestions of paint colors that the Board may consider for the exteriors.

An owner expressed concern about the rocks in the parking area that present a safety hazard. Management agreed to ask Green Wizard to sweep/clean the parking areas.

An owner expressed concern about the fact that Board members were emailing other others to request their proxies for this meeting. The Board noted their concern but explained that this was only done to ensure a quorum was established. The owner also mentioned there should be two individuals to tally proxy votes and one should be a homeowner. The Board agreed.

ELECTION RESULTS

It was announced that Wendy Roloff and Carol Phillips were re-elected to the Board by a majority vote.

There being no further business, the meeting was adjourned at 7:54 p.m.

DocuSigned by:
Wendy E. Roloff
Approved _____
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March 4, 2023
Date _____