

Willow Lake HOA Board January 19, 2012

Attendees:

Board members: Robert Lamontagne- President, Bob Grasso- Treasurer, and Mike Faben- Secretary

Russ Henk Landscaping committee representative

1. Financial Review:
 - a. Budget and December/ January expenses reviewed
 - b. Len Wright will do the 2011 taxes
 - c. Reminder to all members: the 2012 assessment of \$375 is due by February 29.
2. HOA liability insurance from Cincinnati Indemnity through the Insurance Market of Delaware is priced at \$913. The same coverage from our current insurer, Scottsdale Indemnity through Wilgus Insurance was \$2170. The board opted for coverage through the Insurance Market.
3. Old business:
 - a. Review of minutes from November 2010
 - b. Snow plowing contract reviewed – basic rate is \$135 per hour; a significant snow fall requiring two people in truck will be charged at a higher rate \$160 per hour to clear the road.
4. New Business:
 - a. Landscaping committed – Board asked the committee to come up with more than one plan and costs associated with each plan. Option of contractor watering the new plantings was discussed. The Board has not set a limit on the amount to be spent for planting. Depending on the details and cost of the final plan, community approval may be required before a contract is signed and the plan is implemented.
 - b. Kristen's email. Mike to write a response back to Kristen.

- b.i. After the meeting Mike spoke to Kristen, she will work on wording for term limits proposal and capping the amount of money the Board may spend without community input proposal.
 - b.i.1. Kristen reported voting on the proposed ideas at the annual meeting will be acceptable.
- b.ii. The documentation of the community's decision to having three board members has been posted to the HOA website.
- b.iii. The changes suggested by Kristen will require changes to the covenants.
- b.iv. A discussion was held identifying the time line and voting results for the establishment of the present three member board. On June 14, 2008 at a semi-annual meeting of the Willow Lake community, at which a quorum was present, the bylaws were changed and several changes to the covenants were passed. The second amendment to the covenants was recorded on Aug 10, 2010. The covenants and bylaws were reviewed by the community retained lawyer and are legally in agreement. It was stated that increasing the number of board members would have to be a covenant change. Mike suggested that these documents be posted on the web. Bob stated that he would get the documents to Robyn for posting. The board recommended that the proposed time limit of two consecutive terms for board members and the proposed spending limit, without prior community approval, of \$1600 on the board be presented at the annual meeting in November. Rational for this approach was that there was no feedback from the community regarding any of the issues raised by Kristen's e-mail.
- c. A discussion of the option to give the community road to Sussex County or the State was started. Board decided more information was needed and would continue to research.
- d. Commercial vehicle parking discussion was started. No final outcome was reached at this meeting.

5. Upcoming meetings:

- a. Next HOA Board Meeting: March 20th at 6pm, Please let Robert Lamontagne know if you like to attend, the meeting is open to the community

- b. Social Committee is looking to have a March meeting – please contact Kristen O’Brian if you like to attend. Committee is looking to have a community get together sometime in May.

Willow Lake HOA website: www.willowlakeonline.com