

Willow Lake HOA Board meeting minutes

14 September 2011

6pm-7:30pm

Attendees: Bob Grasso, Robert Lamontagne, Mike Faben, Evelyn, Chuck, Joe, Russ

1. Pool on Lot 6 follow up: The HOA has been reimbursed for legal expenses of \$381.91 regarding the removal of the above ground pool on Lot 6.
2. Review of August minutes was approved.
 - a. Robert drafted a letter for home owners with satellite dishes that appear not to be in use, offering assistance to remove the dishes- the intent is offer assistance to owner.
3. Bob reviewed the checking and certificate accounts
 - a. Payment for three grass mowing paid-\$570
 - b. \$180 was paid to Robyn to reimburse her for her costs to keep the web site on line.
 - c. Fee for community mail box paid - \$56
4. Covenant committee updates
 - i. New proposals to be voted on in November 2011 were reviewed
 - ii. Covenant committee mailer is not impartial so it will not be included in the October mailing for the community
 - iii. Reviewed the requirement of 27 approval votes for a change in covenant
5. Common area improvements:
 - a. Entrance to Willow Lake
 - i. Board members discussed having the right and left side of the entrance match
 1. Reviewed of the bid proposals and the board elected to hire the Complete Tree Care for \$1600
 2. The board will ask for volunteers for the landscape committee to decide the plantings
 - a. Landscape committee will have to have their final proposed plantings by Mach 2012 HOA Board meeting
 - b. If no volunteers, the board members will have to decide the type and amount of plantings; then a contractor will be hired.
 - b. Sprinkle system for common area
 - i. Item initially came up since plantings are not being watered by the community members
 - ii. 12 area vendors were contacted and offered to give the HOA an estimate – one estimate was reviewed
 - iii. The board agreed that the proposals must be voted on by the community prior to acting on contract
6. HOA meeting in November 12th starting with registration from 9- 9:30
 - a. Location has not been determined

- b. Documents for the HOA meeting need to be prepared by the board by 1 October so the mailings can be posted 30 days prior to the meeting
 - c. **HOA Board is seeking board member nominations** – Anyone wishing to run or nominate someone for the board of directors, please contact Jean Lamontagne.
7. Committee Reports:
- a. ARC – none
 - b. Landscaping – none
 - c. Lake/Geese report – egg addling Federal report was filed
8. New business
- a. Lights
 - i. Joe Buckholtz suggested that additional lights be installed at the community entrance. He volunteered to determine the location and cost of additional lighting at the entrance.
 - ii. Chuck Wetzel volunteered to trim the shrubs around the existing entry lights.
 - iii. One proposal is to have two low intensity lights, one in each side of the common area near the corner of Lake Shore Drive and Governor Stockley Road
 - iv. Discussed lights throughout the community, concerned on the following
 1. Height of lights (refer to covenant)
 2. Intensity of lights
 3. Placement of lights
 4. Rent and operational cost of lights
 5. Community member support for lights
 6. Currently there are no plans to move forward with a general lighting project for the community.
9. Next HOA meetings
- a. 5 October
 - b. 9 November

Note:

- The community consists of 40 lots – each owner(s) of each lot is asked to participate in the community and be involved with a committee or board
- Community members are encouraged to read the Bylaws and Covenants, both documents are located on the Willow Lake HOA website: www.willowlakeonline.com
- Thank you to Robin and Helen in their time for maintaining the Willow Lake Community Web site
- Thanks to Charlie Gilman for replacing the rope and hardware on our flag pole.