

**WILLOWICK  
BOARD MEETING  
March 05, 2006**

The Willowick Homeowner's Association Board met on Sunday, March 5th at the Douglas' home at 7:30 p.m. In attendance were Eddie Douglas, Gerald King, Steve Smith, Louis Suttle, Jack Lameier, Oriol Barenys, Ray May, and Janice Rabin. Below is a recap of Items discussed:

**Update on Construction** – As we reported previously, the sale of the house on Lot #8 fell through when the City of Brentwood refused permits to complete sale because the house was built 7 feet too close to the street. The Board also wanted the builder to improve the retaining walls built around the house. The builder has returned and is in the process of moving the front corner wall of the house back so that it is within the building envelope and final permit approval can be granted by the city. The builder has told us that he does not plan to make any changes to the existing retaining walls.

Mr. Nader has now almost completed construction on Lot 13 and has run into heavy rock in the clearing on Lot 63. With the problems we have encountered thus far with builders, the board agreed that Eddie Douglas will schedule a meeting with an attorney to determine exactly what rights the homeowners association has as far as new building is concerned.

**Updating Recorded Platte for Willowick Subdivision** – As mentioned in prior newsletters we had found that the plats for Willowick that are on file with the City of Brentwood differ from those on file with Williamson County. The board agreed to have new plat drawn from the combination of all the documents now on file at Williamson County and the City of Brentwood. We will then take copies of the complete sets of documents and new plat to both the county and city to assure the two sets of documents match and more completely and accurately reflect our subdivision.

**Upcoming Expenditures** – The board agreed to get bids and have the dead willow tree at the front entrance removed. We will check into obtaining several "Keep off the Grass" signs to install along the drive into the subdivision where people tend to run off the road or park in the grass. We will also have an electrician install a quad outlet in the front entrance sign area that can be used for Holiday lighting, etc.

Our current landscaping and grounds caretakers will continue to provide our common area maintenance since their bid for this year contained only a small increase. They will be planting annuals in the Spring & Fall under the careful guidance of our own Jeannie Suttle. We all appreciate Jeannie's past hard work in the beautification of our entrance, but feel she should continue in a supervisory capacity rather than having to do all the work as well.

**Budget Approval** - The board reviewed all proposed budget items and approved the budget for the coming year. It was also agreed that the board would contact TVA and explore leasing them an easement for planting grass to replace the trees they removed on our common grounds beneath their lines. This could represent both income for the association and a way to have the grounds repaired after they cut down so many trees. We should have a substantial surplus at the end of the year that will be set aside for a new entrance planned to coincide with the widening of Franklin Road project in the next couple of years.

**Spring Clean Up 2006** – It's that time of year again and Spring is upon us! Our annual Spring Clean Up Campaign is scheduled this year for **Saturday morning April 15<sup>th</sup>**. We had great participation last year and hope to have even more homeowners join us to help spruce up the common areas. **Your subdivision needs YOU to bring your chain saws, blowers, weed cutters, shovels and other yard tools to the front entrance at 7:30 a.m. for a morning of spring clean up.**

**We hope to see you there!**