

**Willowick Homeowners Association  
Board of Directors  
Meeting Minutes June 11, 2006**

E Douglas convened the meeting of the Board of Directors at 7:30 PM. All members were in attendance with the exception of J Rabin.

1. The first agenda item was a presentation by Preston Blackland, General Manager from Danco Development, Inc. Danco Development has made an offer to purchase 21 acres (Clarkson property) located adjacent to Plantation Drive. Their plan is to build a community of 17-20 homes (preliminarily named Estates of Willowick) on the property. The homes are estimated to be in the \$700,000-800,000 range. The city is currently planning to connect Plantation Drive through to Brentwood South. Danco would like to be able to become an adjunct part of Willowick Subdivision and is requesting support from the Homeowners Association. During the presentation, other points that were identified were:

- Old Brooks Road is owned by the railroad and would become a construction access road
- Danco Development is currently planning to begin development of the property within 120 days; they estimate that finished homes would be available by spring, 2007.
- Their plan is to provide natural buffers on both sides of the development (Willowick and Brentwood South)
- If supported, Willowick Estates marketing materials would highlight access through Willowick subdivision, rather than Brentwood South.
- Willowick Estates would become a part of the Willowick Homeowners Association, and abide by the Willowick Homeowners Bylaws and Covenants.
- Builders have not been identified yet, but Danco has previously worked with Conner & Sons, Castle Construction and Shaw Construction.
- Contact information is:

Danco Development, Inc.  
209 Gothic Court  
Suite 108  
Franklin, TN 37067

Phone 615 791 8122 ext 104  
Email pblackland@netscape.net

After the presentation, the Board requested that Danco re-review the Willowick Bylaws and Covenants, so that any home that was to be built would meet the stated architectural requirements. The Board also requested input from Danco on any Article that would need to possibly be strengthened/revise. P Black left the meeting and the Board resumed discussion of the proposal. The Board requested that future discussions with Danco explore the opportunity for Danco to agree to offset costs for the redesigning and building of the current Willowick subdivision entrances, request that Danco assume the cost of “replotting of the subdivision” in conjunction with plotting of Willowick Estates, so that “community space” would be maximized.

**The Board unanimously approved the motion to support the Danco proposal and to put the development proposal to the Willowick homeowners at large to solicit their input and approval.**

The Board also discussed how homeowner input could be increased, since there has been difficulty in the past in receiving input from a majority of homeowners. One suggestion was to include a notation on the information provided to homeowners outlining the Danco proposal that if the Board does not hear back from the individual homeowner, the vote would be considered a “yes” vote. Eddie requested additional suggestions from the Board and asked that they be sent to him within the next 30 days.

2. The next agenda item focused on the security camera at the front entrance and the difficulty that we have had in keeping the ability of camera functioning and have consistent review of and routine change out of

the video in the recorder. J Shafer indicated that Imagine Audio Video will provide an upgraded replacement to the current video camera, and will provide monitoring and maintenance support once a month. This will be provided at no cost to the Homeowner's Association. The Board thanked Imagine Audio Video for their support.

3. The Board discussed different ideas to provide a thank you and remembrance to the Lent family on the recent death of Jim Lent-former President of the Homeowner's Association.

**The Board unanimously voted to approve a motion to provide mulch (\$250) to the Lent Residence, in support of Jim's passion of gardening.**

4. O Barenys presented the YTD financials (attached) and explained the unanticipated expenses:
- Jim Lent Memorial mulch
  - Replacement of Backflow valve for sprinkler at front entrance
  - Deductible payment for homeowner's truck damaged during the annual subdivision clean-up

**Upon motion, the Board accepted and approved the YTD financials as presented.**

5. R May presented the renewal quote of the subdivision's general liability insurance coverage. Also presented was a quote for Community Association Professional Liability (carrier is Mount Vernon Fire Insurance/Berkshire Hathaway-A++ rated). The Board requested that Ray and L Getzfrid solicit other markets for competitive quotes and also explore the opportunity to secure fidelity coverage on behalf of the Association. They should also gather information on what other Homeowner Associations are doing with respect to these coverages and report back to the Board with recommendations during the July meeting.

6 .R May presented "Stay off the Grass" signage quotes (that would be consistent with current signage design in the subdivision) for areas that are routinely driven on/across. The Board requested that Ray get quotes for 3 ft vs. 5 ft signage.

7. E Douglas presented the response from the TVA regarding their extreme clearance of a right a way on the south side of the subdivision. They indicated that they would pay for bushes to be planted if the subdivision paid for them. The issue was tabled for future discussion by the Board.

8. O Barenys requested that future Board minutes be developed in a consistent format and signed by the acting Secretary.

**Upon motion, the Board adjourned the meeting at 9:34 PM.**

Respectfully submitted,

L Getzfrid (filling in for J Rabin/Secretary)