

## **WILLOWICK BOARD MEETING**

### **April 14, 2009**

The regular quarterly meeting of the Willowick Board was hosted at the home of Ken Travis on Tuesday evening, April 14, 2009.

Those present were – Ken Travis, Gary Moggio, Eddie Douglas, Gerald King, Missy Horesh, Jack Lameier, and Ray May. Excused members were – Tom Horesh, Beth Newell, and Fran McNiel.

- **Front Entrance** –
  - Gerald King reports there still may be an issue with the front entrance irrigation system. Gerald is working with Jay to make sure that it is 100% in working order.
  - Gerald is also monitoring the plants and ivy; Jay has promised satisfaction.
  
  - It was recommended and approved that we investigate moving the sprinkler heads that are close to the street at the entrance. The issue is when people cut across the edge of the grass while turning in or out of the subdivision they are running over the sprinkler heads. This can cause them to crack and thus leak water.
  
  - We will also investigate putting landscape bricks along the corners to prevent people from turning through the grass.
  
- **Financial Statement** –
  - Oriol Barneys reviewed our current financials.
  - We currently have a balance of \$14 042.45 in the bank We are approaching an expensive time of the year when green space must be maintained, so a significant balance is needed.
  
- **Architectural Review Committee** –
  - The Architectural Review Committee (ARC) will function with two branches – Landscape and Decorations.
  - The two committees – Landscape and Decorations will make written recommendations to the Board, and the Board will approve or deny the request.
  - Sidewalk Project was approved by the Landscape Committee and is now completed
  
  - **Missy Horesh** will serve as head of the Landscape Committee
    - Sudie Smith and Fran McNiel have volunteered to serve on the Landscape Committee
  - **Beth Newell** will serve as head of the Decorations Committee
    - Fran McNiel, Mary Net King, Sudie Smith, and Jeanie Suttle have volunteered to serve on the Decorations committee.
    - The Decorations Committee has decoration plans for July 4<sup>th</sup>, The Fall (October), and Christmas. The Board asks that the Decorations Committee look at some decorations at the entrance for Memorial Day also.

- Fran and Sudie are presently on both Committees. The Board wants to make sure they are willing to serve on both committees. The Board would also like to encourage more involvement. Jack recommends Ernie for the Landscape Committee. Missy will check with one of her neighbors.
- **Special thanks** –
  - Compliments to Oriol for a GREAT home page on our subdivision website – <http://willowick.org>.
  - Nader removed the tree at the back corner of the property at no charge to the Willowick Homeowners Association. He also removed the fallen tree on the right side of the road as you entered the subdivision at minimal costs.
- **Lent property line** –
  - The Board will investigate granting an easement to the Lent property. Gerald King will follow up on this item.
- **Street Signs Update** –
  - Ray May reviewed prices and designs for the subdivision street signs.
    - Two of the proposals were for aluminum posts – one was for iron. While the iron is more expensive, the Board feels for long term stability iron would be the best.
    - Total costs for aluminum posts would be approximately \$5,000 while total costs for iron posts would be approximately \$8,500.
    - Ray and Eddie will visit Brentwood Codes to confirm vendors and signs that can be used.
    - Ray will investigate a “custom” design that includes a “W” so that we have a very attractive and unique sign post.
- **Property** –
  - Two letters have been sent to property owners on Plymouth Drive asking them to turn some attention to weeds growing in their yard. Both have been ignored. Ken Travis will consult an attorney and seek advice on sending a very firm legal letter that will dictate legal action should their property not be maintained.
- **“Sold” Property** – on the right as you enter the subdivision
  - I called the real estate agent listed on the sign.
  - The house is not yet sold – but it is very close to being sold. It is being sold at a dramatic loss believed to be below \$400,000.
  - The owner refuses to remove the down mailbox. I advised the agent that we would remove the mailbox and bill the owner. There is concern that if we pay to have the mailbox removed, we may not recoup the money because of the selling situation.
- **Services Directory** –
  - The Willowick Board will begin work to update a service directory for the subdivision that will be posted on our home page.
  - A person or company listed would have to be nominated by a resident and the resident's name would appear in the listing.

- Please contact to nominate a person or company, please send an email to Ken Travis ([Kenneth.Travis@ge.com](mailto:Kenneth.Travis@ge.com)) with the needed information.
- **By Laws Update** –
  - The Board agrees the Covenant and By-Laws need a review. We will continue our discussion on this at the July meeting.
  - Oriol Barneys will provide us with a Word document for quick review.

Submitted April 21, 2009  
Ken Travis  
President

## Willowick Homeowners Association Income and Expense (Actual vs. Budget)

October 2008 through September 2009

	Oct - Dec 08		Jan - Mar 09		Apr - Jun 09		Jul - Sep 09		TOTAL	
		Budget		Budget		Budget		Budget	Oct '08 - Sep 09	Budget
<b>Ordinary Income/Expense</b>										
<b>Income</b>										
<b>Dues</b>										
Late Fees	15.76		15.00		0.00		0.00		30.76	
Membership Dues	5,670.00	5,850.00	5,670.00	5,850.00	905.00	5,850.00	0.00	5,850.00	12,245.00	23,400.00
New Member Fee	0.00		100.00		0.00		0.00		100.00	
<b>Total Dues</b>	<u>5,685.76</u>	<u>5,850.00</u>	<u>5,785.00</u>	<u>5,850.00</u>	<u>905.00</u>	<u>5,850.00</u>	<u>0.00</u>	<u>5,850.00</u>	<u>12,375.76</u>	<u>23,400.00</u>
<b>Total Income</b>	<u>5,685.76</u>	<u>5,850.00</u>	<u>5,785.00</u>	<u>5,850.00</u>	<u>905.00</u>	<u>5,850.00</u>	<u>0.00</u>	<u>5,850.00</u>	<u>12,375.76</u>	<u>23,400.00</u>
<b>Expense</b>										
Annual Meeting	689.99	500.00	0.00		0.00		0.00		689.99	500.00
<b>Grounds Maintenance</b>										
Entrance Landscaping	1,044.00		136.50		0.00		0.00		1,180.50	
Lawn Mowing	1,010.20	2,000.00	0.00	500.00	0.00	1,500.00	0.00	2,500.00	1,010.20	6,500.00
Misc. Landscaping	0.00	700.00	0.00		0.00	700.00	0.00	700.00	0.00	1,400.00
Other Expenses	150.00	250.00	65.00	250.00	0.00	250.00	0.00	250.00	215.00	1,000.00
<b>Total Grounds Maintenance</b>	<u>2,204.20</u>	<u>2,950.00</u>	<u>201.50</u>	<u>750.00</u>	<u>0.00</u>	<u>2,450.00</u>	<u>0.00</u>	<u>2,750.00</u>	<u>2,405.70</u>	<u>8,900.00</u>
Liability Insurance	0.00		829.00	850.00	0.00	500.00	0.00	829.00	829.00	1,350.00
Licenses and Permits	0.00	100.00	88.00	50.00	0.00		0.00	88.00	88.00	150.00
Office Supplies	0.00	50.00	29.27	50.00	0.00	50.00	0.00	50.00	29.27	200.00
Other Expenses	0.00	150.00	0.00	150.00	0.00	150.00	0.00	150.00	0.00	600.00
Postage and Delivery	15.96	30.00	84.00	30.00	0.00	30.00	0.00	30.00	99.96	120.00
Printing and Reproduction	0.00		0.00		0.00	300.00	0.00		0.00	300.00
<b>Utilities</b>										
Electric	94.00	100.00	93.00	100.00	0.00	100.00	0.00	100.00	187.00	400.00
Water	124.47	100.00	38.07		0.00	100.00	0.00	100.00	162.54	300.00
<b>Total Utilities</b>	<u>218.47</u>	<u>200.00</u>	<u>131.07</u>	<u>100.00</u>	<u>0.00</u>	<u>200.00</u>	<u>0.00</u>	<u>200.00</u>	<u>349.54</u>	<u>700.00</u>
<b>Total Expense</b>	<u>3,128.62</u>	<u>3,980.00</u>	<u>1,362.84</u>	<u>1,980.00</u>	<u>0.00</u>	<u>3,680.00</u>	<u>0.00</u>	<u>3,180.00</u>	<u>4,491.46</u>	<u>12,820.00</u>
<b>Net Ordinary Income</b>	<u>2,557.14</u>	<u>1,870.00</u>	<u>4,422.16</u>	<u>3,870.00</u>	<u>905.00</u>	<u>2,170.00</u>	<u>0.00</u>	<u>2,670.00</u>	<u>7,884.30</u>	<u>10,580.00</u>
<b>Net Income</b>	<u><u>2,557.14</u></u>	<u><u>1,870.00</u></u>	<u><u>4,422.16</u></u>	<u><u>3,870.00</u></u>	<u><u>905.00</u></u>	<u><u>2,170.00</u></u>	<u><u>0.00</u></u>	<u><u>2,670.00</u></u>	<u><u>7,884.30</u></u>	<u><u>10,580.00</u></u>

04/01/09

**Willowick Homeowners Association**  
**Balance Sheet**  
As of March 31, 2009

	Sep 30, 03	Sep 30, 04	Sep 30, 05	Sep 30, 06	Sep 30, 07	Sep 30, 08	Mar 31, 09
<b>ASSETS</b>							
<b>Current Assets</b>							
<b>Checking/Savings</b>							
Bank of America	1,918.11	7,540.48	20,085.07	33,631.24	47,044.61	6,582.96	13,919.73
<b>Total Checking/Savings</b>	1,918.11	7,540.48	20,085.07	33,631.24	47,044.61	6,582.96	13,919.73
<b>Accounts Receivable</b>							
Accounts Receivable							
Entrance Receivable	0.00	0.00	0.00	0.00	256.30	275.07	289.66
General Receivable	-85.00	-129.48	1.42	-450.00	-271.31	-428.47	-347.73
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.89
<b>Total Accounts Receivable</b>	-85.00	-129.48	1.42	-450.00	-15.01	-153.40	-57.18
<b>Total Accounts Receivable</b>	-85.00	-129.48	1.42	-450.00	-15.01	-153.40	-57.18
<b>Other Current Assets</b>							
Cash	-0.27	0.00	0.00	0.00	0.00	0.00	0.00
Undeposited Funds	0.00	90.00	180.00	0.00	90.00	180.00	180.00
<b>Total Other Current Assets</b>	-0.27	90.00	180.00	0.00	90.00	180.00	180.00
<b>Total Current Assets</b>	1,832.84	7,501.00	20,266.49	33,181.24	47,119.60	6,609.56	14,042.55
<b>TOTAL ASSETS</b>	<b>1,832.84</b>	<b>7,501.00</b>	<b>20,266.49</b>	<b>33,181.24</b>	<b>47,119.60</b>	<b>6,609.56</b>	<b>14,042.55</b>
<b>LIABILITIES &amp; EQUITY</b>							
<b>Liabilities</b>							
<b>Current Liabilities</b>							
Accounts Payable	22.19	0.00	0.00	27.84	30.48	0.00	0.00
<b>Total Accounts Payable</b>	22.19	0.00	0.00	27.84	30.48	0.00	0.00
<b>Total Current Liabilities</b>	22.19	0.00	0.00	27.84	30.48	0.00	0.00
<b>Total Liabilities</b>	22.19	0.00	0.00	27.84	30.48	0.00	0.00
<b>Equity</b>							
Retained Earnings	2,710.15	1,810.65	7,501.00	20,266.49	33,153.40	47,089.12	6,609.56
Net Income	-899.50	5,690.35	12,765.49	12,886.91	13,935.72	-40,479.56	7,432.99
<b>Total Equity</b>	1,810.65	7,501.00	20,266.49	33,153.40	47,089.12	6,609.56	14,042.55
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,832.84</b>	<b>7,501.00</b>	<b>20,266.49</b>	<b>33,181.24</b>	<b>47,119.60</b>	<b>6,609.56</b>	<b>14,042.55</b>