

Minutes from April 13, 2010

The regularly scheduled meeting of the Willowick Homeowner's Association was held Beth Newell's house on Tuesday, April 13. In attendance were Ken Travis, Gerald King, Tucker Herndon, Beth Newell, Kevin Chandler, Oriol Barenys, Ray May, and Gary Moggio. Excused – Eddie Douglas.

- **Financial Statement** –
 - Oriol Barenys reviewed our current financial situation and all seems to be fine.
 - Our budget has been modified to include and account for our new street signs.
 - Original budget already included the front entrance landscaping from last year (\$4,500).
 - The budget for other expenses is in keeping with prior year averages.
 - As the first two quarters of the budget have already past (they had negative cash flow), if expenses hold to the remainder of the budget period we should end the fiscal year with a cash balance of around \$13,500 (\$11,500 current balance plus \$2,000 favorable flow from the last quarter).
 - I believe that around \$8,000 should be kept as a reserve at all times.
- **Street Signs Update** –
 - Street signs installed and appreciated!
- **Jack Lameier and Jim Lent Plaques** –
 - 8 x 10 Bronze Plaques were brought to the meeting and displayed.
 - Gerald King and Beth Newell will anchor the plaques in place in the front entrance center flowerbed.
- **Flagpole Property** –
 - Briefly update and reviewed current happenings concerning the Flagpole property.
- **Hiring Professionals for Common Ground Clean-up**
 - It was recommended and approved to hire professionals to remove the dead/leaning trees along Willowick Drive as well as trimming the shrubs along the common grounds.
 - Eddie Douglas will champion this program, and other officers will assist in the management of the workers.
- **Architectural Committee** –
 - Beth Newell reports that color will be added to the front entrance over the next several weeks.
 - Discussion regarding the handling of received written complaints regarding lawns/yards in the subdivision. The Architectural Review Committee will evaluate the complaint and recommend further action to the Board. This may include a warning letter, a monthly fine, and a charge for having a professional correct the landscaping issues. This has not been a big problem in the past and we hope this note simply reminds us all to maintain our property. Remember, maintained yards help our property values and make Willowick a desirable place to live.
 - It was also noted that limb pick-up service by the City of Brentwood occurs in our subdivision during the 2nd full week of the month.
- **Welcoming Committee** – Gary Moggio volunteered to head the Welcoming Committee for the subdivision.

- **Willowick Website** -
 - In order to stimulate the use of our website by our Willowick residents, the President will post a "Monthly Update" reviewing happenings in the neighborhood.
 - Items to include this month –
 - Announce the "pending" Members Only portion of the website
 - Remind people not to park cars on the street regularly.
 - Send electronically to the email addresses we have – do this via a bc/blind copy so all address remain confidential
 - Announce that future newsletters and/or updates will be via email notification. Ask others to talk with neighbors to make sure we have current email addresses.
 - Highlight an alert system to let residents know when new information has been posted. I suggest a green magnetic sign that is attached to both sides of the light pole at the front entrance.
 - Oriol has created a "Members Only" area in the website.
 - This may include the following:
 - A neighborhood directory (names, addresses, phone and e-mail)
 - A recommended services directory
 - Special notices

- **Website use for non-profit/commercial notices** -
 - Discuss posting of notices for community alerts.

- **Houses in bankruptcy proceedings** -
 - The Board discussed how to proceed with dues owed by residents whose house(s) are in bankruptcy proceedings.

Things for 2010 –

- Items to consider in 2010 -
 - Consider replacing the street light at the front entrance
 - Consider hiring professionals to remove the dead/leaning trees along Willowick Drive as well as trimming the shrubs.
 - Revise Willowick Covenants and By-Laws
 - Create a Service Directory, available via our Website – Ken Travis will work on this. A person or company listed would have to be nominated by a resident and the resident's name would appear in the listing.
 - Monthly or every other month letter posted on the website updating residents with "happenings". **BEING DONE!**
 - Create an Email list for emergencies
 - Include a special invitation to all past members of the Board and encourage them to attend our meetings; they (and all other residents) would be encouraged to participate in discussions.
 - **Form a Welcoming Committee** - Resurrect the past practice of visiting new neighbors to welcome them into the neighborhood; we could give them a copy of the Covenants and By-Laws (if they don't have them) and invite them to the board meetings (point them to the website for information).
 - Mulch and improve the Willowick sign at the Plymouth entrance. **DONE!**
 - Consider two large trees for the front entrance.