

Willow Park Greens HOA Meeting
March 10, 2022

- Charles Bush called the meeting to order at 7:00pm
- A quorum of Homeowners was in attendance
- The new officers were announced: Charles Bush, President; Traci Bortz, Vice President; Carolyn Foley, Secretary
- The minutes from the Annual Meeting on 2/17/2022 were reviewed and a motion was made to accept the minutes, which was approved
- The treasurer's report was given.
 - Opening balance \$112,948.50
 - Maintenance fund \$91,408.08
 - Other \$1,529.72
 - Balance \$205,886.30
 - Expenses \$14,611.93
 - Ending Balance \$191,274.37
- Committee Reports
 - Architectural Committee
 - Eileen Lassere, Mark Wilkinson, and Bill Stokes
 - No new ACC items at this time
 - Anytime someone wants to make a change to their property, an ACC application needs to be completed
 - Guidelines/rules need to be followed
 - Email was sent to homeowners giving appropriate steps for a homeowner to follow
 - Fencing question was brought up on height plus adding rot board (6 ft-6 in) – this change will be considered. What happens when a fence is rotted? If the same fence is going up, it's fine, but if changes are to be made, the ACC will need to approve the fence
 - A fence concern about appearance was brought up – as you enter the neighborhood to the left, the fence is in bad shape and should be replaced – what can HOA do?
 - Realtors should be conveying rules and regulations to new buyers
 - Sterling Management should also be sending out information when buyers purchase a home
 - Landscape/Garden Club
 - Landscape work will be done at the front entrance
 - Looking for members to be on this committee (a sign up sheet was available)
 - This would be a sub committee to the ACC
 - Community Events
 - Block parties, events, etc.
 - Looking to have an event in May – block party for neighborhood, meet and greet, possibly on a Sunday afternoon
 - Welcome Wagon
 - When someone new moves in, a committee would welcome them and give them bylaws and ACC form
- Homeowner Forum

- Question was raised on security and the gate not working
- Forms of communication from the HOA – trying to make the website the main/official form of communication (not Facebook) along with emails
- HOA is trying to make sure everyone is getting emails
- People parking on grass, particularly visitors – homeowners are responsible for this
- Street signs – the HOA is working on getting updated pricing (submitted last year) for new signs for the neighborhood
- Number of Rental units and a lot of trash – the HOA is looking at ways to deal with this in the covenants
- How efficient are the security cameras? We are trying to reposition them to see if we can get a better view of license plates as well as possibly adjusting the uprights to not blind the cameras. The neighborhood may end up having to get some new cameras in the near future.
- There was conversation about the current homes for sale in the neighborhood
- Sterling Management is doing drive by inspections once a month. The number one violation is putting trash cans out too early and leaving trash cans out past trash days.
- Thank you to Ed Hang for cleaning the sign out front
- Thank you to Mauris Greer for stepping up after Bob Anderson passed. The HOA has been through many changes but wanted to bring to attention all the time Bob and Jan Anderson spent on the neighborhood
- New Business
 - The bollard that was hit at the front gate has been fixed
 - Monthly newsletter will be going out via email
 - Website – primary means of communication
 - Residents were asked to sign up for committees
 - School traffic – the cones are available at the front if anyone would like to volunteer to put them out
 - The HOA will be starting a Yard of the Month and the sign for it has been purchased
- Next Meeting is April 14, 2022 at 7:00pm
- Meeting was adjourned at 7:47pm
- Submitted by Carolyn Foley