

**Willow Wood Homeowners Association  
Annual Resident's Meeting Minutes  
October 15, 2023**

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## Welcome everyone to this Annual Homeowners Association Residents Meeting

October 15, 2023

Today your board of directors will report on the year's activities, and we will cover the proposed budget for the upcoming year. In addition, during the Q&A we will cover your questions. Lastly, we will have elections for the 2024 board of director positions.

During the question-and-answer period, residents may comment or ask questions and the board will address any issues as is appropriate. Out of respect to all present, we ask that questions and comments be made respectfully and in brief.

### Agenda with timeline

#### Meeting to start at 3:10pm

- 3:10pm**      **President** to welcome everyone and give a brief overview of the meeting followed by the Presidents report.
- 3:25pm**      **Treasure** to give his report and will present the proposed 2024 Budget.
- Brief Question period-*** Treasurer and President to address any questions regarding the proposed budget.
- Motion to be requested** for a vote to approve proposed budget.
- 3:35pm**      **Web Administrator** to give his report.
- 3:45pm**      **Secretary** to give her report.
- Note: this position is now open for 2024 and we request interested residents consider helping fill this key position for the upcoming year.*
- 3:55pm**      **VP of Grounds** to give his report.
- Note: this position is now open for 2024 and we request interested residents consider helping fill this key position for the upcoming year.*
- 4:10pm**      **Social Director** to give her report.
- 4:15pm**      **Open Question and Comment Period and Nominations for Board Positions**
- Resident Questions and comments
  - Nominations for board positions.
  - Candidates for board positions- Candidates may offer their statements.
- 4:45pm**      **Secretary** to distribute ballots and elections are to begin.
- Secretary and a volunteer to count ballots.
- 5-5:15pm**      **Election Results** to be presented by Secretary followed by motion adjourn.

## Presidents Report

*Prepared by Joe McLaughlin*

*October, 2023*

Before I begin my report covering the year in review, I want to take a moment to recognize one of our most valued residents who is a true citizen of this community and of our great country.

Please join me in showing our appreciation for his many years of service.... Tom Peterson, you truly represent the best in us, and it has made a real difference!!

***One year ago, I agreed to step up and serve as the HOA Board President and I am pleased to report that this has been a year of accomplishments.***

*Starting with communications-* as you may recall that at the meeting last year, it was made clear by many homeowners that they were looking for better communications from the board.

I heard this concern clearly and I committed then that I would make good communications a real priority. I hope that the Newsletters, timely posting of Meeting Minutes, improved email notices, and my efforts with our community Facebook account have helped in this goal.

Last year some residents expressed that they truly look forward to Community Newsletters being delivered to their mailbox because not everyone is on Facebook or goes to our website. I hope you all have found our newsletters to have been informative. *We have received many positive responses about improvement in communications and I look forward to continuing with regular newsletters in 2024.*

***Next, I want to cover the LG&E event and its impact on our community.***

*Removing all the tress and scrubs in the common areas was a radical change that affected all of us.*

*However as many of you may or may not know, LG&E had committed to providing funding to mitigate the effects from the removal of all these trees and shrubs that were under the high-power lines and around the utility towers in our community.*

*And so, as the incoming Present, I made securing this LG&E funding a top priority. This too was a commitment I made at last year's annual Homeowners Association Meeting.*

With a "use it or lose it" by the end of year deadline, my first step was to call a meeting with Will Barry, the VP of Grounds and Maintenance and Steve Kenkel, the incoming VP of Grounds and Maintenance. We immediately began the process of engaging with LG&E representatives and landscape contractors. Our intention was to accomplish an effective plan that would significantly benefit our community and to complete the installation on time.

*For me, leaving the affected areas bare by missing the opportunity provided by LG& E was completely unacceptable...*

I am pleased to share that after much effort working landscape professionals, we developed a plan which was approved by LG&E and which they directly funded. This plan involved landscaping primarily at the three utility towers located in our community and I'm proud of the results we achieved by the few weeks we had to accomplish this project. I also secured additional LG&E funds for limited ongoing maintenance for this project which as it turned out, was a critical resource that we needed after the unprecedented hard freeze we experienced earlier this year.

President AG2

**When considering landscaping designs**, we placed priority in these areas based on visibility and benefits to be gained for the greatest number of residents. When considering design options, we discussed how each tower presented unique circumstances. The tower at Willow Stone Way was by far the most visible to all residents and all who drove to or through our community. This area is also the most accessible for watering, which was a major consideration. The tower at Brookstone Ct was considered the next most visible area. With the trees down, this area became much more visible to the homes backing up to it. That tower is about 250 feet from any one home, making the visual distance and also watering important issues to consider when reviewing the overall design, the type of plants and the total number to install. The Tower at Coolwood sits high on a hillside making landscaping largely ineffective. However, the final design plans did include an appropriate number of plants to be installed under the tower and at the roadside on Coolwood.

Again, I am appreciative of the efforts of those who came together to make this happen. I think enhancing the grounds is always worthwhile because it directly affects all residents' and in no small way also affects overall property values.

### **Another area this board addressed was vendor relations and vendor contracts.**

To begin, I think it's key to understand that from a fiscal perspective it is imperative to keep up with the status of vendor contracts. For instance, when a vendor contract is set to expire during the fiscal year, or if it is up for renewal in a coming year, it is critical that we understand how this will affect our budget, and ultimately our ability to meet our expenses. Our contact with Waste Management is a prime example of this, and I now will cover how this contract extension was handed.

Earlier this year our **Waste Management Contract was extended** before it was set to expire during this year. To understand better why this was so important let me share some details.

Our contacted fee for trash and yard waste service amounts to approximately \$12 dollars per month per resident, or about \$144 annually. The most comparable competitor, which is Rumkee, charges over \$60 per month, which is about \$720 per year per resident. This comes to an annual amount of \$149,000, which far exceeds our total annual revenue from dues. *Gaining an extension though to next year was essential to allow us to continue to keep dues down and in planning an effective budget to serve the needs of our community.*

Throughout the country, especially post Covid, labor was a genuine problem and certainly Waste Management had their challenges. That said, it was unacceptable for us to continue having missed pick up days for yard waste. Early in the year we reached out to our representative at Waste Management and within a short amount of time we were able to secure refunds for missed service. We found communications from Waste Management to be improving but I knew we had to do a better job sharing that information. Especially about service pickup days. So I asked our representative to work on a trash and yard waste schedule and we now have it in a printable version on our website. Based on feedback from the community, this has been appreciated and helpful. Note: earlier this week I requested a 2024 WM schedule which will be added to the website. You'll see in the schedule included in today's handout that our pickup days for trash will change to Mondays beginning in 2024. Yard waste will continue to be picked up on Thursdays twice a month.

As you may be aware, our HOA Dues include the costs for waste collection which provides a significant savings benefit to every homeowner. This is because vendors do not have to bill individual homeowners, instead they are paid monthly through your Homeowners Association.

We secured an 18-month extension making it match up to our fiscal year and our cost for trash and yard waste service was increased by a nominal 3 %

The extension of this contract was authorized by me as President in accordance with our By-Laws.

**The other major vendor contract** that was renewed and extended was our Landscaping and Maintenance contract with Aphix. This new contract restores the basics services needed to meet the long-established standards we have enjoyed for decades. These high standards directly benefit all of us in terms of pride, enjoyment, and improved property values. This now two-year contract was negotiated by me and Steve Kenkel and it was then reviewed at our September Board of Directors meeting. It was voted on with unanimous approval and so I am very pleased to share that we have a solid service contract in place that locks in our costs until 2025.

**I think this is a good point to acknowledge and recognize someone who played a major role in establishing our standards.** *This person was Carl Lenderman. Carl was a steadfast Willow Wood enthusiast. He cared a lot and it showed. When I took over the ground's maintenance position some years ago, I had a lot to live up to.*

**Deed Restrictions and By-Laws:** One recurring item in the Newsletters and Meeting Minutes has been regarding the recommendations from the By-Laws and Deed Restrictions Review committee formed in 2023. I hope everyone has been keeping up with this as it affects all of us and I have strived to report our updates to keep everyone informed throughout the year.

At our first Board of Director meeting last November, I invited committee chair John Kolb to update the new board regarding the Deed Restrictions and By-Law committees' recommendations for changes to our community rules.

From there, it became the board's task to review these recommendations and discuss options for a path forward, and then report to the community our findings and recommendations. You'll find the board's response regarding changes to the By-Laws and Deed Restrictions and in particular the process we suggest, are in the handout you received. During the Q&A I/we are happy to discuss anyone's interests or concerns.

In summary, it has been my responsibility as President to ensure these recommendations were considered and reviewed. The board has done so and our formal recommendations regarding a path forward have been recorded in the minutes taken during the September Board of Directors meeting.

**Note:** As a matter of process and in my opinion, any revisions to the bylaws and/or deed restrictions should be fully presented to the community in a widespread campaign to ensure all residents have the chance to respond with their comments and concerns before any vote is taken. In no instance do I believe a Special Meeting should be allowed regarding these matters. Quite literally, this would allow a small group of residents to power to vote in changes to the rules that affect all of us.

**Lastly**, I'll cover a bit about this year's expenses and year end results. However, most of this will be covered next, and in greater detail, by our Treasurer Rich Bryer.

Another of the initial things I did as President was to establish a guideline regarding expenses. Without a formal budget to work from, we instead worked from a Pro-Forma Budget where expenses were intentionally projected to stay within our revenue from dues. This meant controlling spending at every turn which as a constant pressure to contend with throughout the year.

*And now as we are at the fiscal year end, I am exceedingly pleased to share that despite inflation and other threatening circumstances such as expiring service contracts, we were able to stay within revue for 2023.*

And now that I am finishing up my report, I want to say that during this year Rich Bryer has made big strides in our financial records and reporting. I think you'll all be pleased and impressed with his report, and with that we can turn now to Rich for his report.

**Willow Wood Board of Directors Response to By-Laws and Deed Restrictions Committee.**

*This response is approved by unanimous vote of board members present at the September Board of Directors Meeting and is hereby incorporated with the official minutes to be recorded on the Willow Wood community website.*

***The Board of Directors summary comments recommendations regarding proposed changes to the By-Laws and Deed Restrictions.***

In November of 2022 the committee chairman for The By-Law and Deed Restrictions Committee presented recommendations to this board for changes to the rules and regulations for our community of Willow Wood. It is the boards' finding that the resulting documents, which were presented as complete and ready to send out to vote, should be reconsidered for revisions, feedback from the community, and improvements where needed before final version is circulated for a vote by the community.

The Board of Directors have completed the task of reviewing these documents and has provided meaningful feedback and a summary of the points of concern will be made available to the committee chairman. After which, and in order to give residents the chance to provide their own comments and suggestions, a revised version of the Recommended changes to the By-Laws and Deed Restrictions should be made available for review on our community website.

It is this board's opinion that broad input from the community is essential to this process. Therefore, it is our further recommendation that a thorough direct mail effort be undertaken to ensure that all residents are made aware of these recommendations and have the chance to participate and be heard as to their concerns and interests. After a reasonable period of time, the current board should consider all feedback and recommend incorporation as, and where appropriate.

***The effort to improve out By-Laws and Deed Restrictions needs to be conducted with complete transparency.***

It is this board's strongest recommendation that in no event should a Special Meeting take place regarding these matters. The entire process, including independent attorney review, mail out ballots, notifications, and any other items needed, are to be accounted for as a capital expense and included in a proposed annual budget. This will ensure residents have the chance to approve of this project by their vote at the annual residents meeting.

**Willow Wood Homeowners Association  
Annual Resident's Meeting Minutes  
October 15, 2023**

Meeting called to order at 3:09 pm

**President** welcomed everyone and gave brief overview of the meeting followed by the President's report. (See attached "President's Report" and Agenda handout)

- Special recognition and appreciation was extended to Tom Peterson for faithfully devoting his time to maintaining the flagpole at the subdivision entrance. Tom was asked to lead the meeting in the Pledge of Allegiance, and he was presented with a "Challenge Coin" by Rich Bryar in honor of his service to our community.
- He emphasized that all homeowners should have input into the revision of the Deed Restrictions and By-Laws.

**Treasurer's Report (see attached "Treasurer's Report")**

- Rich shared a brief history of his background and professional expertise. He expressed appreciation to John Ackerman and Diane who preceded him in this role.
- Joe reported that we were successful in covering all expenses incurred with income received from dues in 2023.
- It is projected that we will finish 2023 with a surplus of \$3200, although there are some unmet expenses with landscaping. (The fiscal year ends on 10/31/2023.) Rich proposed that \$2000 of the surplus monies be used for flowers at the front and back entrances, as well as to replace some of the bushes that died in the deep freeze. Joe stated that this expenditure will need to be made prior to 10/31/2023. Rich explained that the excess came from snow funds that were not used and from funds that were forgiven by Waste Management due to missed trash pickups.
- The Balance Sheet shows projections out to 2025, and our current reserve balance is very strong (\$52,356). These reserve funds are considered unbudgeted and unplanned.
- The proposed 2024 Budget (see attachments) was presented. The Proposed 2024 budget included some of the updated pricing on Waste Management services and landscaping needs. Currently our monthly cost per homeowner is \$12 per month for trash and yard waste pickup.
- It is proposed that we pay ourselves a dividend of \$7000 that covers the cost increases so we won't have to raise the dues.
- In 2023 we spent \$414 on social events due to the aid of a sponsor. We hope to increase sponsorship in the future.



## Questions and Discussion:

- Mike Holley asked if there is any plan to revise/replace the entrance sign using some of the surplus. He stated that the discussion to replace the sign has been going on for the past 2 years.
- Rich shared that there is so much money in the reserve that we should set up a capital fund of \$15,000. This is designated for planned expenses and can include new signs or other improvements. Each year the budget should contribute to this capital fund. It is not good to have a special assessment and we are trying to avoid this. The bridge may need repairs and we could manage this expense if we have a capital fund for this type of expense. Joe stressed that we are trying not to raise dues, but this will be reviewed in the future.
- Brandon asked if by approving this budget would the annual dues increase? “The answer is “No this will not result in a dues increase”.
- Question about whether the board of directors have discretion to spend the money from a capital fund. Joe stressed that no capital improvements should be funded unless input is received from the community. (Example: Tornado causing damage to trees. The community will have input in how the funds are spent.)
- Steve cautioned that the board needs to have some discretion for unexpected and critical expenses.
- Is there a best practice or legal guidance on what percentage of reserve funds need to be designated? Joe said the standard is approximately 25% for HOA’s to hold in reserve.
- Question about whether there are other potential expenses in the future besides the bridge? At this point there are no other known expenses in the future.
- The alternative option to allocating reserve funds to create a capital fund is to raise the dues now, and reissue invoices to all homeowners for the current dues.
- Steve said the bridge is the responsibility of the Department of Transportation. However, the stonework façade is the responsibility of WWRA. A recent assessment of the bridge showed that it is structurally sound at this time, but the stonework needs repair. We have not obtained an estimate on the cost to repair the stonework, but it is expected that it may cost \$10,000 at a minimum.
- What negotiations were made with Waste Management? Joe shared that he spoke directly with Rumpke, which is a comparable company, which would cost an average of \$60/month per homeowner (as opposed to our current rate of \$12/month). Brandon has inquired about costs with other companies (For example, Eco-Tech which is \$14/month per house). The question was also raised about whether other bids were reviewed when we signed the contract with Aphix. No other bids were solicited. Feedback from the community was received and they are happy with the current service. Joe shared that the current Aphix contract restored services that were removed in the past. A resident responded that she has inquired with one other landscaping company which was much more expensive than Aphix. It was suggested that several bids be obtained in the future for various expenses.
- Eric shared that on 6/21/2023 an email was sent regarding the Waste Management to all board members, and this was discussed with all board members.
- It was clarified that reserve funds are for unplanned emergency expenses, and capital funds are to be used for planned improvements.

**Motion made to approve the budget as written, which moves \$7,000 from the reserve funds to the operating budget. Motion passed with 1 “no” vote.**

**Motion to establish a capital expense fund with an initial amount of \$15,000 from the reserve fund, and additional funds being allocated at future Annual Residents meetings.**  
**(The president will need to reach out to the community for input about how any funds will be spent.) Motion passed unanimously.**

### **Web Administrator’s Report**

Eric shared that the Willow-Wood website has 81 registered users (vs 10 on 11/1/2022.) All users will receive emails from the board and will have the ability to pay dues online. Events and calendars are posted, as well as the minutes from meetings. We also have a Facebook group with 198 members. All members are vetted and only people living in the neighborhood are admitted into the group. All posts are monitored and must be approved before they are posted. All board members have emails on the website for easy access to all members. These accounts are transferred when board members change, which allows for transparency and a continuous historical record. It was cautioned that The Next Door app is not monitored or controlled by the WWRA Board. We do not post on this website.

### **Secretary’s Report**

The secretary shared that she has attended all board meetings and the Annual Resident’s Meeting. All minutes are recorded electronically, and most are posted on the website (with the exception of board meeting minutes from 6/16/22 and 10/30/2022. These minutes are available for review by contacting the secretary).

### **VP of Grounds Report (See attached “Groundskeeping Major Events”)**

- Steve has maintained the grounds and taken responsibility for responding to several weather events and non-working street lights. We have had some vandalism of coach lights at the bridge which had to be repaired.
- Completion of LGE plantings were done in December, but there was no irrigation they had to be manually watered over the summer by Joe and Steve. Special thanks to Mike Abernathy for letting us use his spigots. Each watering event took over 1-1/2 hours.
- December flash freeze killed many plants and these were replaced in June, which required more water.
- We had only 2 snow and ice events which required 2 runs of salting. This is less than in the past years.
- We had 2 windstorms, which uprooted 4 trees in the common area. These trees had to be removed. One light pole was blown down near the bridge due to weight on the cloth banner. (It is recommended that we do not replace these banners.) Also a light pole fell onto the grass near the main entrance with live electrical wires exposed. Two additional poles were damaged but these were not repaired by LG & E.

- Some irrigation systems had leaks which needed to be repaired. These may need to be replaced in the future.
- Special thanks to Joe Kaegin, resident, was able to procure flowers for the entries at wholesale cost.

### **Social Director's report**

- Emily shared that there were some challenges to some of the events, including weather and miscommunication.

### **Open Question and Comments**

- A question was raised about having roads inspected periodically for maintenance. Steve has contacted a representative and was told that we are on the list to be repaved/maintained. All residents are encouraged to call 311. Our neighborhood has 2 metro council representatives: Marilyn Parker and Anthony Piagentini.
- Joe encouraged all to reach out to the board if there are concerns about sidewalks. The City recently did some work on the seams of the sidewalks.
- Brandon clarified that the LG & E project began in Spring 2022, working with Will Barry. All homeowners impacted by the project were asked to give approval. However, 2 of the homeowners did not approve which extended the timeline of the project. Brandon was concerned that the tower off Willow Stone got 46 plantings, which was significantly higher than other areas.
- Brandon expressed concerns that Joe has hindered the process to pass the bylaws. Joe shared that the community should have input into the By-Laws. John Kolb, chair of the Bylaws revision committee, shared that members of the committee were solicited to serve on this committee. The project was intended to go to the board, and then opened up for community discussion. Joe has consistently stressed the importance of sharing the revisions with the community without rubber stamping them by the board. The next step will be to establish a process to approve the revisions. Eric stated that each board member shared their feedback to Joe regarding the revisions without any intention of ruling on what was acceptable or unacceptable. Rich emphasized that the committee put many hours working on the revisions, with the intention of defining a process to share these with all the community. A suggestion was made that all homeowners receive a copy of the proposed revisions and provide input in writing for review.
- Comment from a member of the revision committee indicated that the intention of the proposed revisions was to better define the board roles, the scope of their jobs, and the processes needed for our HOA to function. The current bylaws do not have processes in place, which has resulting in a delay in the passing of the new Bylaws. It was suggested that a timeline be set. Joe responded that he would like to have a chance to meet with the community for feedback but no timeline was set.

**Elections for Board Positions.**

- Ballots were distributed by the secretary. Joe reviewed each position and asked for nominations of candidates. Write-in candidates were added to the ballots. Candidates shared personal statements regarding their interest in running for the positions.
- After all ballots were collected a volunteer was selected from the attendees to assist the secretary in counting the ballots. Counting of ballots took place in a separate room.
- The election results are as follows:

President :	Joe McLaughlin (25 votes)*
	Brandon Staggs (15 votes)
Treasurer	Rich Bryar (40 votes)*
Webmaster	Eric Pullen (37 votes)*
VP Grounds	Jim Lindberg (38 votes)*
Secretary	Linda Donovan (28 votes)*
	Emily Staggs (11 votes)
Social Events	Cindi Thomas (36 votes)*

\* Indicates election winners

**Meeting adjourned at approximately 5:30 pm**

**Minutes respectfully submitted by Kristen Kyriacou, Secretary**

# Treasurer's Report - Annual Meeting 10/15/2023

## Quick BIO

- 1) Live with my wife, Carol, raised 3 children over the last 20 years, love my neighbors!
- 2) Have a Bachelor of Business Degree and an MBA
- 3) Old Army Officer
- 4) Worked as a General Manager and now as a Director for a large company overseeing sales and operations in 4 states.
- 5) I share this with you as I was appointed, anointed, voluntold for this position a year ago and willingly accepted the responsibility.
- 6) Want to thank Jon Ackerman, my predecessor, who made time to handover the keys to the castle last November, as well as past Treasurers....it's a lot of work.
- 7) Since then, I have audited, consolidated, automated, cleaned up, and forecasted to make this easy and accurate going forward for all of us so we can make good decisions together.

Let's review 2023 together. Key points:

- 1) We are on budget and our cash flow is positive;
- 2) We will likely have some left over funds, approximately \$2,000 - \$3,000.....we can look at seasonal flowers at both entrances and replacing or removing some of the damaged plantings from the winter freeze we experienced to close out the year.....alternative is those carry into our Reserve Funds;
- 3) I included a Balance Sheet. We are in a strong financial position;
- 4) I also included how we calculate our Reserve Funds.

Which brings us to 2024, we will have cost increases.....inflation is upon us but the contracts that were negotiated keep us in the game with very affordable service compared to the alternatives!

- 1) We held off on dues increases for this coming year, in spite of record inflation! And we propose the following budget which will allocate a \$7k dividend from our Reserve Funds to postpone any dues increase until 2025. 56% of our members have already paid their HOA Fees for the upcoming year, 12% using the credit card app, and a reminder to all that the Deadline for payment is Nov 1<sup>st</sup>.



Willow Wood Residents' Association		November 1, 2022 to October 31, 2023		
Operations Budget Fiscal Year 2023		Current: Month 11 of 12 (Nov - Sep)		
	Pro Forma Fiscal 2023	Projected 2023 Y/E	Current 14-Oct-23	7-Year AVERAGE
<b>Revenue</b>				
Projected from Dues @ 201 x \$460	\$92,460	\$92,460	\$92,460	\$92,950
Total Dues Collected	\$90,620	\$92,460	\$92,460	\$92,950
Dues Outstanding	\$1,840	\$0	\$0	\$0
Late Fees	\$0	\$500	\$500	\$0
	\$0	\$0	\$0	
Interest	\$0	\$385	\$370	\$0
<b>Total Revenue</b>	<b>\$92,460</b>	<b>\$93,345</b>	<b>\$93,330</b>	<b>\$92,950</b>
<b>Expenses</b>				
Community Events	\$2,500	\$414	\$414	\$2,468
Insurance	\$3,270	\$3,218	\$3,218	\$2,276
Legal	\$600	\$248	\$248	\$634
Maintenance, Landscaping & Repairs	\$38,000	\$39,338	\$39,338	\$37,868
Maintenance & Repairs	\$1,000	\$1,914	\$1,914	\$2,274
Tree Work & Landscaping	\$2,500	\$5,889	\$5,889	\$3,893
Snow Removal	\$6,000	\$2,668	\$2,668	\$4,180
Mowing/Landscaping	\$27,000	\$27,526	\$27,526	\$27,521
Holiday Lighting	\$1,500	\$1,341	\$1,341	
Misc./ Unexpected Exp.	\$0	\$0	\$0	\$4,802
Postage/Supplies/Printing	\$750	\$1,900	\$1,825	\$1,307
Trash Collection	\$33,000	\$29,854	\$29,854	\$33,821
Utilities	\$13,500	\$14,512	\$13,580	\$13,383
Water	\$3,500	\$3,448	\$3,448	\$3,070
Electricity	\$10,000	\$11,064	\$10,132	\$10,313
Website	\$700	\$648	\$648	\$174
<b>Total Operating Expenses</b>	<b>\$92,320</b>	<b>\$90,132</b>	<b>\$89,125</b>	
<b>Balance</b>	<b>\$140</b>	<b>\$3,213</b>	<b>\$4,205</b>	
<b>Current Reserve Fund Balance =</b>	<b>\$52,356</b>	<i>Propose: \$2,000 = Fall Flowers (both entrances)</i>		
<b>LG&amp;E Landscape Balance (\$4,500) =</b>	<b>\$1,139</b>	<i>\$1,200 = Replace/Repair winter freeze damage to landscaping</i>		

**Willow Wood Residents' Association**  
**Balance Sheet**  
*As of October 14, 2023*

**Assets**

Current Assets

Checking Account	\$116,958
Total Cash	\$116,958
Accounts Receivable	+ \$41,200
Total Current Assets	= <u>\$158,158</u>

**Liabilities**

Current Liabilities

2023 Accrued Liabilities	\$4,705
2024 Accrued Liabilities	+ \$99,958
Total Current Liabilities	= <u>\$104,663</u>

Non-Current Liabilities

Reserve Funds	\$52,356
LG&E Funds	+ \$1,139
Total Non-Current Liabilities	= \$53,495

<b>Total Liabilities</b>	<u>\$158,158</u>
<b>Total Equity</b>	\$0
<b>Total Liabilities and Equity</b>	<u>\$158,158</u>
<b>Net Worth</b>	<u>\$0</u>

<b>Projected Reserve Fund</b>	As of: 10/14/23
Operating Funds	\$ 116,958.00
Add: Dues Receivables	\$41,200
<b>Total Projected Operating Funds</b>	<b>\$158,158</b>
Less: 2023 Projected Expenses	\$4,705
2024 Projected Expenses	\$99,958
LG&E Funds Balance	\$1,139
<b>Total Liabilities</b>	<b>\$105,802</b>
<b>Reserve Balance</b>	<b>\$52,356</b>

**Willow Wood Residents' Association**  
Operational Budgets 2023 - 2024

14-Oct November 1st, 2023  
to October 31, 2024

	Fiscal 2024 Proposed	Fiscal 2023 Projected	Pro Forma Fiscal 2023
<b>Revenue</b>			
<b>Projected from Dues</b>	<b>\$92,920</b>	<b>\$92,460</b>	<b>\$92,460</b>
Reserve Fund Dividend	\$7,000		\$90,620
Total Dues Collected	\$0	\$92,460	\$1,840
Dues Outstanding	\$0	\$0	\$0
Late Fees	\$0	\$500	\$0
Interest	\$500	\$385	\$0
<b>Total Revenue</b>	<b>\$100,420</b>	<b>\$93,345</b>	<b>\$92,460</b>
<b>Expenses</b>			
Community Events	\$2,000	\$414	\$2,500
Insurance	\$3,218	\$3,218	\$3,270
Legal	\$250	\$248	\$600
Maintenance, Landscaping & Repairs	\$44,400	\$39,338	\$38,000
Maintenance & Repairs	\$1,500	\$1,914	\$1,000
Tree Work & Landscaping	\$5,000	\$5,889	\$2,500
Snow Removal	\$3,250	\$2,668	\$6,000
Mowing/Landscaping	\$33,000	\$27,526	\$27,000
Holiday Lighting	\$1,650	\$1,341	\$1,500
Capital Budget Allocation?	\$0	\$0	\$0
Postage/Supplies/Printing	\$1,000	\$1,900	\$750
Trash Collection	\$33,990	\$29,854	\$33,000
Utilities	\$14,250	\$14,512	\$13,500
Water	\$3,250	\$3,448	\$3,500
Electricity	\$11,000	\$11,064	\$10,000
Website	\$850	\$648	\$700
<b>Total Operating Expenses</b>	<b>\$99,958</b>	<b>\$90,132</b>	<b>\$91,620</b>
<b>Balance</b>	<b>\$462</b>	<b>\$3,213</b>	<b>\$840</b>



<b>Projected Reserve Fund Balance =</b>	<b>\$45,356</b>	<b>NOTES: Will need 2025 dues increase ~ +\$35 - \$40 to meet higher costs Increase of 7% - 8 % (Last increase was 2015 = 4%) Move \$15k from Reserves to Capital Exp. Fund: Add \$2k/year?</b>
<b>LG&amp;E Funds Balance (\$4,500-\$3,361.09) =</b>	<b>\$1,139</b>	



## Groundskeeping Major Events

2023 Annual Meeting - Steve Kenkel Carriage

LG&E Street light repairs at four locations, plus there were needed repairs of entrance bridge lights. Getting the bridge light's controls repaired was easy. Getting the broken light's glass repair was not so easy. It was a small one off, specialty repair. No one was interested in doing it. In fact the company that made that repair is no longer in business.

*planned*

Completion of LG&E plantings were accomplished in December. These plantings are not on an automatic irrigation system so they required manual irrigation throughout the summer. Special thanks to Mike Abernathy for letting us use his water spigot at the Coolwood tower, Joe's at the WillowStone Way tower and mine at the Brookstone Ct. tower.

December Flash Freeze and subsequent plant kill offs that required spring replacement plantings to some existing shrubs and the new LG&E plantings. These replacements occurred in June.

Two snow/ice events requiring treatment.

Two windstorms downing/uprooting 4 trees in the common area and caused damage to streetlights & entrance banners; one light pole knocked down, two others were a bit bent. LG&E eventually replaced the downed pole, but it remained hot for several weeks till they could get to it. We were fortunate that it fell into a grassy area and not into the road. The two slightly bent poles were not replaced. The entrance banners were not replaced on two poles. I don't recommend that we do. They acted like sails in the high wind and I think that they caused the damage to the light poles.

*Tom*

Flower plantings were made at the bridge and Old Harrods Creek Rd. Entrance.

Repair of irrigation system leaks were needed at three locations.

Renewal of the Aphix lawn service contract was signed last month.

# 2023 Willow Wood Waste Collection Calendar

Trash and Yard Waste - Green

Trash Only - Yellow

## JANUARY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

## FEBRUARY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

## MARCH

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

## APRIL

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

## MAY

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

## JUNE

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

## JULY

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

## AUGUST

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## SEPTEMBER

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

## OCTOBER

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

## NOVEMBER

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

## DECEMBER

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

**Green- Trash Only**  
**Yellow- Trash and Yard Waste**

# 2024 Willow Wood Trash and Yard Waste Collection Calendar

## January

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

## February

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

## March

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

## April

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

## May

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

## June

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

## July

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

## August

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

## September

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

## October

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## November

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

## December

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

### **Waste Management Guidelines for Willow Wood**

- All trash to be placed in bags and inside the WM cart in accordance with Metro Louisville Solid Waste Code.
- If you would like or need an additional WM cart, they can be rented for \$5/month, by calling Customer Service at 502-966-0117. This would need to be billed directly to you as an individual. HOA dues will not be used to cover the cost of additional carts or recycling at this time.
- Please place your cart with wheels away from the road, with three feet separating your cart from any other object. This will allow the lift-arm to pick up the cart without potentially damaging your mailbox, etc. And when the cart is set back down it will not impede mail delivery.
- Each home is allowed one bulk item per week that can be placed outside the cart. We ask that you schedule that collection at least 48 hours ahead of time, either by calling Customer Service, or by entering your address on the homepage of WM.com and clicking "Schedule Bulk Collection". This will allow us to send a truck that is able to collect bulk items.