

Willow Wood HOA Board Meeting Agenda April 10, 2024

Prepared by Joe McLaughlin
2023-24 HOA President

Secretary- Secretary to call the meeting to order and record the Roll.
Motion requested to accept approval of agenda.
Approval of last meeting minutes; any changes to addressed,
motion requested to make official.

Presentation of Reports

- **Treasurers' Report-** will be given by Joe McLaughlin as Rich could not attend this meeting. His report was provided in advance via email to all members.
- **Grounds and Maintenance report-** Jim Lindberg to present his report including his assessment of current and future needs regarding grounds and maintenance of our community.
- **Web and Social Media-** Eric Pullen to give report covering the current status and continued direction of our online presence.
- **Director of Social Events-** Cindy Thomas to cover upcoming event including the annual 4th of July celebration.
- **Secretary Report-** Linda Donovan to update the board on her department and cover old business items for discussion. **Note:** The President will recommend that the secretary be added to the admin level on the community website and on our community Facebook Account.
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- **New Business-** Open period for comments and new business to be discussed.
- **President Report-**
 - At our last meeting we approved the forming of a new committee to continue effort to improve our Willow Wood Deed Restrictions and By-Laws. Our first meeting will be upcoming on the 21st and is hosted by John Kolb. This committee will gather feedback and input from residents and will assimilate the previous committees' recommendations with feedback from the 2023 Board of Directors. This new committee will meet on a regular basis and provide minutes to be made available.
 - Update on the Recent Rental House(s) problems and street parking issues to be discussed.
- **Secretary-** to set the next meeting date with agreement of board members.
- **Call for Motion to Adjourn**

Willow Wood HOA Board Meeting Minutes

April 10, 2024

Prepared by Linda D. Donovan

2023 - 2024 HOA Secretary

1. Secretary:

- The meeting was called to order at 7:09 p.m. The members in attendance were Joe McLaughlin, Eric Pullen, Jim Lindberg and Linda D. Donovan. Rich Bryar was traveling for business and Cindi Thomas was ill.
- The agenda items were presented and Jim Lindberg motioned to approve and Eric Pullen seconded the motion. Joe McLaughlin and Linda D. Donovan also approved the agenda.
- Since the meeting minutes of the February meeting had been previously approved and placed on the WWRA Website, there were no motions to approve or changes to be addressed.

Presentation of Reports

- **Treasurers' Report-** Joe McLaughlin presented the current financials to the BOD members in Rich Bryars absence.
- Snow removal expenses have been greater than the monies allocated.
- The Budget shows that at the current rate the WWRA budget is underfunded.
- Rich has begun to forecast a budget reflecting monies that will be needed based on expected inflation.
- Discussion regarding a need to better acquaint our residents with how the current dues include both the HOA Dues portion and the trash collection portion. At one time these were billed as two separate line items on the due's notifications, which is how it is covered in the deed restrictions.
- Discussion regarding the need to increase in the HOA dues will be presented at the WWRA Annual meeting as part of the new year budget and will have to be approved by vote at the annual meeting.
- It was noted that **dues have not increased in several years** and that it could have been better to raise the dues each year by small amounts.

- **Grounds and Maintenance report-** Jim Lindberg informed the BOD members that with the three (3) snow events during the year, that the salting of the streets is consuming monies from the budget.

- Discussion on converting all streetlights to LED for increase in safety. This will be presented at the WWRA Annual meeting as a capital expense and will need to be approved by vote.
- A work order has been presented to Aphix to complete the repair of the broken backflow valves in various areas of the neighborhood.
- The WWRA signs at the Harrods Creek entrance to the neighborhood are rotting and Jim is seeking a company that can build a new sign.
- Due to noticeable trash on the easement of the Harrods Creek area, Eric and Jim discussed that the Boy Scouts would assist with the collection of the trash.
- Jim will contact MSD to dredge the creek in the front of the subdivision.
- Jim stated that banners on a few of the lampposts have blown off due to a storm. Jim will seek replacement bids from local sign companies. Eric offered to provide graphic design ideas for the new banners to be considered as replacements.

- **Web and Social Media** - Eric Pullen stated that the all posts for Facebook are reviewed prior to posting. However, comments from residents post automatically.

- In response to a “We want to hear from you” Facebook Post residents responded with concerns about, the sidewalks that have been dug up per the City of Louisville, Speeding concerns, Rental House concerns and updating the rules for Willow Wood.
 - Eric has posted that the WWRA neighbors may contact 311 directly regarding the sidewalk issue.
 - President directed that Linda D. Donovan be added as an Admin on the Community FB account. Also, the secretary is to be an Admin of the Community Website. She will maintain a log and record emails received.

- **Director of Social Events-** Joe McLaughlin presented the information in Cindi Thomas’ absence, concerning the July 4, 2024 event. The board agrees that we need a detailed event agenda ASAP to ensure that the event will move forward.

- **New Business-** There was no new business to be discussed.

- **President Report-** Joe McLaughlin discussed the following issues:
 - At the last meeting the forming of a new committee was approved to continue efforts to improve the Willow Wood Deed Restrictions and By-Laws. The initial meeting will be upcoming on April 21, 2024 and is hosted by John Kolb. This committee will gather feedback and input from residents and will assimilate the previous committees’ recommendations with feedback from the 2023 Board of Directors. This new committee will meet on a regular basis and provide minutes to be made available.
 - Joe posted on Facebook that the WWRA BOD meeting was scheduled for April 10, 2024 and he would appreciate any issues that the neighborhood residents would like to discuss. The main issues continue to be speeding in the neighborhood, rental housing problems and a desire to improve the rule for WW.
 - A rental house on Club Oak has been served an eviction notice by the Sheriffs. This has been an ongoing problem and has caused neighbors much distress.

- **Secretary-** the WWRA BOD members will meet next on Wednesday, July 10, 2024.

The meeting was adjourned at 8:55 p.m.