

Willow Wood HOA Board Meeting Agenda February 7, 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-** Rich Bryar to give his report with updated financials.
- **Grounds and Maintenance report-** Jim Lindberg to cover upcoming year agenda including:
LGE Street light upgrade proposal, Stodghill Improvement proposal, Volunteer weed removal proposal, Picnic table placement, Banners at Lamp posts
- **Web and Social Media-** Eric Pullen to give report covering intended plans and recommendations regarding the 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 has directed the secretary is to be copied on all emails sent by residents through the Willow Wood community website.
- **New Business-** Open period for comments and new business to be discussed.
- **President Report-**
 - as president I am recommending a new committee which is to be formed to initiate next steps regarding any recommended amendments to the Willow Wood Deed Restrictions and By-Laws. The goal of this committee will include completing a set of recommended amendments to the By-Laws and Deed Restrictions which will ultimately be presented to all residents to consider. This committee will study the Deed Restrictions and Bylaws as currently written and will review the recommendations presented by the 2022 Resident Committee along with all feedback provided by the 2023 Board of Directors. This new committee will be comprised of some members from the previous resident committee, some members of the current Board of Directors, and at least one resident not currently on the board and who was not part of the resident committee. 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.
 - 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

February 7, 202

Prepared by Linda D. Donovan

2023 - 2024 HOA Secretary

1. Secretary:

- The meeting was called to order at 7:06 p.m. The members in attendance were Joe McLaughlin, Rich Bryar, Eric Pullen, Jim Lindberg, Cindi Thomas and Linda D. Donovan.
- Joe McLaughlin presented the agenda items and Cindi Thomas and Rich motioned to approve.
- Since the meeting minutes of the November 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-** Rich Bryar presented the current financials to the BOD members.
 - He stressed that there were no issues to discuss and that the financials are currently on track.
 - All financial documents were reviewed by the BOD members and there were no outstanding findings.
 - Rich also reported that the taxes have been filed.
 - At the next meeting Rich will provide a discussion of the allocation of resources and reserves.
- **Grounds and Maintenance report-** Jim Lindberg informed the BOD members that presently there are a conglomeration of different types of lights in the neighborhood.
 - Discussion arose to convert all lights to LED for increase in safety.
 - He provided information concerning the various types of payment methods, payment up front versus a five (5) year payment.
 - Currently there are 32 lights and only 4 are LED and the recommendation is to convert the remaining 28 to LED.
 - Jim stated that after a thorough cost analysis, payment up front would save monies and that the majority of the bill would be rental of the lights and the poles.
 - Jim will check with LG&E concerning increasing the number of lights and supplying electricity to the "Owl Island".
 - No action was taken concerning the conversion of the lights and the discussion will be revisited in September 2024 and included in next year's budget upon discovery of further information.
 - Tree work and landscaping to clean up the Old Harrods Creek area and the work needed on Stodghill to replace a large tree were also discussed.
 - Jim and Eric indicated that there are picnic tables in an area that is currently not being used. The discussion was to place the picnic tables on Brookstone Court, and possibly involve the Eagle Scouts to help improve the land.
 - Jim stated that the banners at the front entrance of Old Harrods Creek have blown off due to a storm. Jim will obtain a graphic representation of the banners and discuss the cost of replacing them with the Safeco Sign Company representative.
- **Web and Social Media-** Eric Pullen indicated that the membership on the WWRA Website has 91 users and Facebook has 210 users.
 - Eric informed the BOD members that the Facebook platform is not for solicitation and that Eric reviews all the requests to post.
 - Eric is considering switching the website to a new platform due to the increase in the fees. He will provide ideas during the September 2024 budget meeting.
 - Eric pulled all the records of the Deed Restrictions and amendments, and they were last amended in 1996.
- **Director of Social Events-** Cindy Thomas discussed the issue and importance of the July 4th picnic.
 - Cindi is concerned that there is no shade where the picnic tables currently reside and proposed the idea to relocate the tables to the Common Area where the July 4th picnic will be held.
 - Cindi stated that she will develop a "Task List" for residents and BOD members of how they can assist with the picnic.
 - Joe will review last years budget and determine the cost of the Petting Zoo,

- Eric will post on Facebook and the WWRA website to elicit community participation in planning the July 4th picnic.
 - Cindi discussed the possibility of a WWRA Yard Sale and the best month to hold this event.
 - Cindi to have a Budget and Task Agenda prepared as soon as possible.
 - Joe gave Cindi contact information for Morris Deli and also forwarded via email past agenda notes and budget worksheets.
- **Secretary Report-** Linda Donovan updated the BOD members on the difficulty updating the Address Book due to the limitations of the White Pages and confidentiality.
 - **Note:** The President has directed the secretary is to be copied on all emails sent by residents through the Willow Wood community website.
- **President Report-** Joe McLaughlin presented the ongoing efforts to improve the WWRA By Laws and Deed Restrictions.
 - Joe stated that as president he is recommending a new committee which is to be formed to initiate next steps regarding any recommended amendments to the Willow Wood Deed Restrictions and By-Laws. The goal of this committee will include completing a set of recommended amendments to the By-Laws and Deed Restrictions which will ultimately be presented to all residents to consider. This committee will study the Deed Restrictions and Bylaws as currently written and will review the recommendations presented by the 2022 Resident Committee along with all feedback provided by the 2023 Board of Directors. This new committee will be comprised of some members from the previous resident committee, some members of the current Board of Directors, and at least one resident not currently on the board and who was not part of the resident committee. 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 has reached out to the Chairman of the previous committee, John Kolb, and he has agreed to participate.
 - Eric Pullen will also be a representative as well as Will Barry, WWRA Homeowner.
 - Linda will help organize the committee and the contents of the meetings and will also be a participant.
 - The idea is to have a new document ready for approval for the annual meeting.
 - Rich motioned to approve the new committee. The motion was seconded and approved unanimously.
- **New Business-**
 - Residents are concerned with the rental property as the property is not being maintained which affects the equity of the surrounding homeowners.
 - A criterion needs to be considered and presented to the residents regarding renters.
 - Discussion also ensued regarding the situation with parking on the street and the length of time that this is allowed.
 - **Secretary-** Linda established the next meeting to be held on April 10, 2024, at 7:00 p.m. at Joe McLaughlin's home.
- **The meeting was adjourned at 9:35 p.m.**