



Willow Wood Village Homeowners Association, Inc.

Board Meeting Minutes Tuesday, April 9, 2024

Meeting called to order: Called to order by P Belcher, 6:31 p.m.

Proof of Notice: Notice emailed/posted on 4/4/24.

Quorum: Present were P Belcher, L Marotta, B Mudra (conf), S LaPointe, K d'Entremont, R Wiles, L DeSantis DCM.

President's Remarks: P Belcher welcomed DCM.

Disposal of Minutes: 02/20/24 special & regular meeting, K d'Entremont motion to waive reading and approve, R Wiles 2nd, approved unanimously.

Treasurer's Report: L Marotta, as of 03/31/24 need to pay funds (due to) to reserve account, 18 delinquencies, prior mgmt sent 2nd notices approx. \$7400.

Committee Reports:

- a. Architectural: B Mudra, no apps, 1 app March.
- b. Landscaping: R Wiles, suggest get quote to trim Brazilian peppers; suggest develop emergency procedures for sprinklers.
- c. Sales/Leasing: Sharon, review procedure and summary.
 - a. Hardship exemption: 1162 Somerset, S LaPointe motion to provide exemption, K d'Entremont 2nd, approved unanimously.
- d. Research/Legal/Governing Docs: K d'Entremont, stays up to date on legislation.

Management: L DeSantis brief transition update.

Unfinished Business: L Marotta, reserve study completed, scheduling with vendor to discuss.

New Business:

- a. FC 1150 Somerset Cir S, L Marotta stated partial payment went to prior mgmt, P Belcher motion to proceed with FC procedure, S LaPoint 2nd, approved unanimously, L Marotta to contact attorney.
- b. Irrigation update: P Belcher & R Wiles walked property with MSI, currently at 95% capacity; P Belcher motioned to sign MSI contract, B Mudra 2nd, approved 5/1, B Mudra no vote.
- c. Pool contract: L Marotta, working with current vendor, no recommendation to change at this time.
- d. ARC color palette: K d'Entremont, there are 48 SFH with large variety of color schemes, need to adopt new color palette to be used only for color changes.
- e. Parking Somerset: Member assessed parking flow and compiled data for Board review, no decision or vote at this time, item tabled.



- f. Fence repair behind Somerset Cir N units 215-236: K d'Entremont offer 6 fence panels to Assn, need volunteers to move and install, P Belcher motion to approve using panels, K d'Entremont 2nd, approved unanimously.
- g. Barriers/curbs: R Wiles, found curbs and ties for \$750, P Belcher recommended wait until results of reserve study, item tabled.
- h. Road signs/curbs/boulders: B Mudra, provided proposal to Board for signs and boulder placement; R Wiles has site map to mark boulder placement, item tabled.
- i. Towing vehicles: K d'Entremont, told that need new contract, will send to Board for review prior to signing, item tabled.
- j. Handicap parking: B Mudra, stated that must accommodate handicap parking requests, need attorney opinion.
- k. Member forum: member stated landscapers piling debris, questioned why there has not been a community cleanup.

Adjournment: 9:04 p.m.

Respectfully submitted: L DeSantis, DeSantis Community Management LLC

These minutes were approved by the Board of Directors at a Board Meeting on May 2, 2024.