



Willow Wood Village Homeowners Association, Inc.

Special Meeting of the Board of Directors - Minutes Thursday, May 2, 2024

Meeting called to order: Called to order by P Belcher, 6:30 p.m.

Proof of Notice: Notice emailed/posted on 04/26/24.

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

President's Remarks: P Belcher welcomed members present at meeting.

Disposal of Minutes: 04/09/24 regular meeting & 04/17/24 special meeting, K d'Entremont motion to waive reading and approve, P Belcher 2nd, approved unanimously.

Treasurer's Report: L Marotta, oper acct 25658, rsv acct 53393, 27000 needs to be paid back.

Management: Vote to update violation policy, B Mudra motion to approve, K d'Entremont 2nd, approved.

Committee Reports:

- a. Architectural: B Mudra, 1115 Somerset Cir S, conditional approval, B Mudra motion to approve conditionally, P Belcher 2nd, approved.

Unfinished Business:

- a. Reserve Study – L Marotta discussed the reserve study and impact to budget; K d'Entremont also shared opinion on impact to budget. K d'Entremont motioned to approve \$350 to get straight line study completed by The Reserve Institute, seconded by L Marotta, approved unanimously. Board will discuss the two reserve methods, Straight Line and Pooled, to decide which method best suits association need at next board meeting.
- b. Barriers and curbs – R Wiles discussed need, cost \$750, R Wiles motioned to approve, B Mudra 2nd, not approved, R Wiles Y, B Mudra Y.
- c. Road signs, parking curbs, boulders – B Mudra discussed need, B Mudra motioned to approve parking signs w/ \$500 limit, S LaPointe 2nd, approved; B Mudra motioned to approve painting of parking lines w/ \$150 limit, R Wiles 2nd, approved.
- d. Pool Area Cleaning – P Belcher motioned to approve P Aldridge to clean pool area, L Marotta 2nd, approved.

New Business:

- a. Board Vacancies – Four members volunteered to be appointed to fill seats on Board, R Santangelo, R Sloop, L Crone, T Reynoso; Board members requested candidates to answer questions; R Wiles motioned to appoint L Crone, B Mudra 2nd, approved; P Belcher motioned to appoint T Reynoso, B Mudra 2nd, approved.

Adjournment: 8:11 p.m.

Respectfully submitted:

L DeSantis, DeSantis Community Management LLC

Minutes approved by the Board of Directors on June 19, 2024

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