



Willow Wood Village Homeowners Association, Inc.

Meeting of the Board of Directors - Minutes Wednesday, June 19, 2024

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

Proof of Notice: Notice emailed/posted on 06/17/24.

Quorum: Present were P Belcher (conf), L Marotta (conf), B Mudra (conf), R Wiles (conf), K d'Entremont (conf), T Reynoso (conf), L Crone (conf).

President's Remarks: P Belcher welcomed members to the online meeting.

Disposal of Minutes: 05/02/24 special meeting minutes, K d'Entremont motion to approve the minutes once a few minor corrections were made, L Marotta 2nd, approved unanimously.

Treasurer's Report: L Marotta, oper acct \$24,120.21, rsv acct \$57,503.49 as of May 31, 2024. \$25,860.84 needs to be paid back to rsv acct.

- Delinquencies - There are 12 homeowners over 60 days in arrears. Delinquent accounts are \$12,839.00.
- Foreclosure proceedings are going forward with a property in Somerset Circle S.
- Revise Assessment, Billing and Collection Policy. R Wiles motioned to increase the late fees from \$10 to \$25 effective immediately. T Reynoso 2nd. Approved.
- Repayment of Reserve Funds - K d'Entremont motioned to suspend July reserve contribution of \$3080.00, 2nd by T Reynoso. Approved.
- 2025 Budget Preparation - Budget Committee will be P Belcher, L Marotta and L DeSantis
- April 2024 Financials - will be available on the website
- Unauthorized Expenditure -

At the Regular Meeting of the Board of Directors of December 11, 2023, the board approved a Motion specifying that 3 board members (Patricia, Lois, Katherine) are solely authorized to request legal work and or opinions from the association attorney's office on behalf of the Association

- On May 30, 2024, Greg Grossman with Greenberg Nikoloff confirmed that the March 18, 2024 request for legal work and or opinions, Invoice 13828 with entry dated March 18, 2024 in the amount of \$240 and charged to Willow Wood Village was made by Bob Mudra

- The unauthorized legal services requested and provided were of no value to the board and represent a misuse of association funds.

- Bob Mudra contravened a board approved motion, duly recorded in the approved minutes of the December 11, 2023 Regular Meeting of the Willow Wood Board of Directors in addition to contravening items 3 and 7 of the Willow Wood Village Code of Conduct for Board Members - not operating in a fiduciary capacity, not working within the association's framework and engaging in unilateral action

P Belcher motioned to have Bob Mudra repay the unauthorized expenditure of \$240 to the Association, L Marotta 2nd, approved.

Management: No report available as L DeSantis was unable to attend the meeting.

Unfinished Business:

- a. L Marotta motioned to accept the Pooled Method of funding the Reserve Account, 2nd by T

Reynoso, approved. This will be posted on our website www.willowwoodvillage.com

Committee Reports: -

- a. Architectural: B Mudra motioned to approve the ARC application for 986 Willowood Lane, 2nd K d'Entremont, approved.
Review of 211 Somerset Cir N application and completed project. B Mudra motioned for the homeowner to remove the sections of fence that were not applied for in the original application. R Wiles 2nd, motion failed. B Mudra (Y), R Wiles (Y), L Crone (Y) K d'Entremont motioned for the homeowner to submit a revised ARC application for the Board to review at a special meeting, 2nd by T Reynoso, motion passed.
- b. Landscaping Project including parking curbs and erosion - R Wiles motioned to go ahead with the project as presented to the Board of Directors, 2nd by B Mudra, approved.
- c. Recreation Area - P Belcher motioned to add T Reynoso to the Pool Committee, 2nd by K d'Entremont, approved.
- d. Sales/Leasing - Committee is P Belcher, K d'Entremont, L DeSantis
- e. Research/Legal/Governing Docs – L DeSantis added as an authorized person to contact the Attorney
- f. Irrigation update – P Belcher motioned to appoint L Crone as Chair of Irrigation Committee, 2nd by K d'Entremont , approved.

New Business:

- a. Appointments: Fining Committee Chair - R Wiles motioned to appoint Steve Hartofilis, 2nd by L Crone, approved.
- b. Vice-President - R Wiles motioned to appoint B Mudra, 2nd by L Crone, not approved. B Mudra (Y), R Wiles (Y), L Crone (Y). P Belcher motioned to appoint K d'Entremont, 2nd T Reynoso, approved.
- c. Secretary - P Belcher motioned to appoint L Marotta, 2nd by T Reynoso, approved.
- d. Community Engagement - P Belcher motioned to appoint T Reynoso ,2nd by L Marotta, approved.
- e. Community Clean Up - L Crone to head up this project. Date to be determined. Looking for volunteers to help out.
- f. Authorized Board Member contacts for vendors - B Mudra motioned to be added to the Board members authorized to contact the attorney, 2nd by L Crone, not approved. B Mudra (Y), R Wiles (Y), L Crone (Y). Look on WillowWood website for list of committee members.

Adjournment: 8:35 p.m.

Respectfully submitted:
Lois Marotta, Secretary

These minutes have been approved by the Board of Directors at a Regular Board Meeting August 6, 2024

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