



Willow Wood Village Homeowners Association, Inc.

Special Meeting of the Board of Directors - Minutes Tuesday, August 20, 2024

Meeting called to order: Called to order by P Belcher, 6:32 p.m.

Proof of Notice: Notice emailed/posted on 08/016/24.

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

Approval of Meeting Minutes: 08/06/24 regular meeting minutes, K d'Entremont motioned to approve the minutes, T Reynoso 2nd, Approved.

New Business:

- Tree Trimming – B Mudra or R Wiles were not present to present a proposal for tree trimming. K d'Entremont motioned to table the item to the next meeting, P Belcher 2nd, Motion passed. (NOTE: B Mudra joined the meeting late and wanted to verbally present a proposal to trim trees. All proposals must be submitted in writing for the Board to approve)
- BUDGET 2025 WORKSHOP – Treasurer, L Marotta read through the Expenses in the Budget and explained what all of the numbers meant. It was explained that our contracted services such as Lawn Service, Cable, Insurance, Management Fees, Pool Company increase annually according to their contracts. A new category has been added to the budget called “General Repair and Maintenance” to account for unexpected repairs. There are some large projects budgeted by our Reserve Study and money has been set aside in our Reserve Account to cover the costs. Projects such as Asphalt Seal Coating, Repairing the drainage issue on Chelsea Court and New Entrance Signs. Projected Maintenance Fees for 2025 will be \$230.00 per month. The DRAFT Budget will be adopted at a soon to be determined Special Board Meeting.

Adjournment: T Reynoso motioned to adjourn the meeting at 7:25 p.m., 2nd K d'Entremont, Approved.

Respectfully submitted:

Lois Marotta, Secretary/Treasurer

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These meeting minutes were approved at a Regular Meeting of the Board of Directors on Sept. 17, 2024