

Willow Creek HOA Meeting – July 29, 2021 Meeting Minutes

Meeting called to order – 6:00p

- Present: John; Michele; Matt; Elizabeth; Melanie; Chuck
- Absent: Scott; Theresa; Rick

Subdivision Road Project

- The crew missed an area on Somerset – Michele emailed the township
- Wedgewood – took cement out and are in process of replacing cement
- Fernwood – crews are working on applicable areas
- Michele turned in applications for 2022 road projects– the application is still in process at the township
- The Board discussed new areas that may need attention and will keep an eye out for problem areas that might potentially be included in Phase II
- Matt circulated the budget and provided an update of where the HOA is to date; the HOA is currently up-to-date on its payments related to the road project

Large Park

- Michele had a meeting with the apartment complex (Bainbridge) regarding the large park
- The apartment complex is interested in potentially making some new improvements and wanted some input from the HOA
- Bainbridge has an agreement with the HOA that allows them to use the park so long as they handle all of the maintenance
 - Since this agreement was signed, the apartment complex has also made several improvements at the park
- Bainbridge has put together a few ideas for the large park
 - Dog park
 - Picnic tables/pavilion
- While Bainbridge will likely assist with a project, it's unlikely that Bainbridge will pay for 100% of the work
 - The Board discussed their thoughts regarding the potential options
 - The Board would also have to work with insurance and with the township regarding any potential option
- *Motion to allow Michele to carry on further discussions with Bainbridge regarding the proposal*
 - *Motion by John; second by Matt – all aye; 0 nay*

Morton Taylor

- The township's ordinance officer has been noticing that not all of the areas between the fences and sidewalk along Morton Taylor have been mowed

- While the township used to aid in these efforts, this is now the responsibility of the property owners
- The township requested that the HOA include a friendly reminder in our next newsletter

Snow contract

- The HOA signed a multi-year deal, so the current contract is still in effect for the upcoming winter

Tax Return

- CPA still working on our review and tax returns

Liens

- An HOA resident sent an email with some questions regarding liens
- The Board had a discussion regarding the current schedule it uses for placing liens on homes
- No changes to the current schedule were proposed

Small Park

- Chuck – probably need some more railroad ties around the playground

Treasurer's Report

- PNC Bank Statement
- PO Box cost increased by about \$50 (from \$175 to \$226)
- Debit card purchase was \$20 for the nonprofit annual report
- Matt walked through and the Board discussed the Treasurer's report
- Number of houses behind on HOA fees is getting smaller

Secretary Resigns

Elizabeth moved to Chicago and resigned from the board.
Melanie will take over the secretary position

Meeting Adjourned – 6:53p