

Willow Homes Association Board Meeting

November 21, 2019

President called the meeting to order at 7:02pm

Present: Michele Maley, Matt Maley, Theresa Knittel, Tammy Brown, Chuck Cheek

Absent: Richard Keeling, Robert Portelli, Elizabeth Kyrianos

**President Report:**

Canton Twp has cashed our deposit check for the road project

She recapped the road project meeting she had with the Twp engineer

At the Sept board meeting it was voted on to send out letters with a voting ballot to increase the annual dues with 2020 dues statements.

Grass contract has expired. Need new contract for spring

Snow contract on last year, will need to renew next year

Board approved a letter to go out to the residents to raise the dues from \$50 to \$75 in 2021 and then increase to \$100 if necessary after 2023. If this is not approved we may have to cancel the snow service due to lack of funds.

Currently our expenses to keep up the subdivision is greater than the income that is coming in for the dues, especially with 44 homes not paying their dues timely.

**VP report** – Bench in small park may need replaced in the spring

**Secretary Report** – none

**Treasurer Report-**

We have a total of 44 unpaid dues.

We have a projected year end balance in the checking account \$3,500

Went over the 2020 budget and approved to go out with the dues statement.

Starting January 2020 a new \$20 late **processing fee** will be charged in addition to the 3% late fee. This is to encourage on time payments. For the last 2 years we have over 100 resident still not paid as of April 1<sup>st</sup> when payments are due no later than March 1<sup>st</sup>.

We are continuing to receive payments for status letters from title companies.

No new old business

No new business

Meeting Adjourned at 7:43pm