

**Willow Homes Association
Board of Directors Meeting
January 13, 2009**

Present: Michele Maley, Chris Slessor, Michele Portelli, Eric Zadorecky, Tom Smyczynski, Jeff Slack

Absent: Linda Barnett, Gunter Eссор

Association Residents: Mark Sigler

Minutes:

Board Resignation/ Replacement:

Richard Dreslinski submitted his resignation from the Board due to other commitments. Richard has served the Board for many years and we appreciate his efforts. Mark Sigler has volunteered to fill Richard's seat in the interim until May 2009 Board elections. A motion was made to seat Mark to the Board.

Motion Passed: Unanimous

Holiday Lights:

Overall positive response from members, with the possibility of small commercial sponsorships for future activities such as the picnic and concert in the park We would like to pursue more sponsorship for our planned activities and advertising on our website – with our local, and even resident- owned businesses.

Concert in the Park:

We have received confirmation from the Township that we are on the list for a venue this coming year. A motion was proposed and seconded for Tom to contact Leisure Services to coordinate the possible dates for the event.

Motion Passed: Unanimous

Association Attorney:

The Association has retained a new Attorney to provide counseling on Association business. He has proposed some changes to the by-laws that will help us expedite business such as email voting by the Board. Three proposals were put to the membership in the annual letter and dues billing asking for a confirming vote to implement these. To date, the response on the proposals has been disappointing. Residents are paying their dues, but not returning their vote (approximately 5% are voting). The Board discussed posting a form on the website for members to vote on these issues, but tabled the idea until March.

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Unpaid Dues:

A second notice was sent in September to residents that are past due, offering a partial payment with the balance due at a later date to keep the account in good standing and avoid any further liens. There was no response to the notices. There are currently 29 homes that still owe back dues, of which 4 homes are now bank owned.

After some further discussion on another notification and the actual costs incurred to notify these residents, it was agreed to contact the Association Attorney for guidance as to whether we are obligated to issue further notices or should we proceed directly with the filings of the lien(s).

Association Audit:

Under the by-laws of the Association, an annual audit is to be performed by an accountant. It appears from what records the Board has, that this audit has never been performed properly. This Board has agreed and budgeted to have a proper audit done in 2009 by a CPA, and then conform to the by-laws with an independent audit of the books by an accountant on a yearly basis.

The Board will also address the Federal Income tax filing in February, which is due because of our non-profit status.

Grass/Landscaping:

Three bids received for the coming season, with enough discrepancies between them that we are going to have them re-bid to ensure a sound comparison and thorough understanding of the work being requested. Jeff Slack is contacting the bidders to ensure all parties have an understanding of what we are requesting so we can make a good comparison. Contract is to be issued in March.