

**Willow Homeowners Association
Board of Directors Meeting
September 2, 2008**

Present: Michele Maley, Michele Portelli, Chris Slessor, Jeff Slack, Tom Smyczynski, Richard Dreslinski, Jerry Pfile, Gunter Eссор

Absent: John Anthony

Association Members: Julie Vasquez, Eric Zadorecky, Gary Russell, Al Martin, Jane Alley, Ernie Lange, Lou Hernandez, Linda Barnett

Minutes:

Presidents Report – New binder issued from Cincinnati Insurance with cost savings of approx 450.00 per year (since amended to \$709.00 savings). Beside the cost saving, we were able to secure more coverage than we had previously. Also, it was noted that the Association may have incurred some exposure due to having a uninsured private contractor paint the Ford Road sign / Hanford bench. If the Association is audited, we could be forced to pay a 750.00 incidental fee as a penalty for allowing this work to be done by an uninsured private contractor.

Note: Board was notified of an audit October 1. Paperwork was duly submitted to Insurance Company. Because the board member who was given responsibility for this task took it upon himself to hire the uninsured contractor (which was against board policy), we are now exposed for the incidental fee noted above. We are currently awaiting the insurance company's decision on this incident.

Picnic Report – Michele Portelli gave a final picnic report which reflects costs, participation and recommendations for next year. The final report is to be posted on website for member review.

Cottonwood Park – We received a request from Bay View Apartments (formerly Saratoga North) to repair the basketball rims that had been pulled down. The Association bought two new rims and mounted them on the backboard. While doing the replacement, it was noticed that the backboards themselves could use some refreshing. It was suggested that Association volunteers paint the backboards (white Rustoleum). Bids had been taken for tree trimming at the Barchester entrance to Cottonwood, as the trees are in need of attention. The bid of \$200.00 was put up for approval.

Motion approved - Unanimous

General Landscaping/Cleanup – It was noted that the flower beds along Ford Road had gone to seed, it was suggested that we explore providing some weed covering and woodchips/mulch to clear up the weed infestation. The labor would be provided by Association volunteers. A motion was made to take bids on woodchips, ground cover, and paint to perform these cosmetic repairs to the Ford Road, Willow Creek and Barchester entrances. Work would be performed September 27th. Bids were received and the work was performed by neighborhood volunteers. Costs will be reviewed in November.

Motion Approved – Unanimous

Secretaries Report/ Minutes – Minutes from the July Meeting were submitted. Minutes were accepted with two opposing votes – Jerry and Richard (due to lack of quorum at July meeting)

**Willow Homes Association
September Minutes (continued)**

Snow Removal – There was considerable confusion in regards to the contract with our present supplier as to the length of the contract (1 year versus 2). There was no formal written contract language with the current Contractor, and so this was interpreted by the Board to be for one year duration.

The contractor insisted he had an oral agreement for two years, as the Board had previously awarded two year contracts. However, without a formal written contract, the Board rejected this argument and formally requested quotes for the 2008-09 season.

Four bids were received – including one from the present contractor. After review, the decision was made to award the contract to the incumbent, with the stipulation that we enter into a formal written agreement for the coming season.

Motion Approved – Unanimous

Resident suggestions – It was suggested by members that we consider showing movies in the park next summer on a regular basis. Also suggested was the possibility of a jazz concert in the park, in conjunction with the Township. The last suggestion was the purging of the statement “to protect property values” from the mission statement. These ideas were well received and tabled until a later date.