

**Willow Homes Association  
Board of Directors Meeting – November, 2008**

**Present:**

Michele Maley, Gunter Esser, Michele Portelli, Chris Slessor, Tom Smyczynski

**Absent:**

Jeff Slack, Richard Dreslinski, Jerry Pfile

**Association Residents:**

Eric Zadorecky

**Minutes**

**Presidents Report:**

John Anthony had submitted his resignation from the Board prior to the meeting. Eric Zadorecky volunteered to fulfill the remainder of John's term. Motions were given to seat Eric.

**Approved; Unanimous**

**Other Business:**

**Removal of Board member:**

A motion was put forth and seconded to vote on the removal of Jerry Pfile from the Board. According to the by-laws of the Association, no cause is needed to replace a Board member, and while it was a general consensus that there was sufficient cause, after a brief discussion a vote was taken.

**Removal:** Chris Slessor, Michele Maley, Gunter Esser, Eric Zadorecky, Michele Portelli

**Abstain:** Tom Smyczynski

**Motion Approved**

The Secretary was asked to notify Jerry by mail of the Board decision. This was done immediately.

The seat on the Board was offered to Linda Barnett, who will fill the seat until the term expires in May 2009. Motions were put forth to seat Linda.

**Approved: Unanimous**

**Fall Maintenance:**

The final costs for the WHA fall maintenance project (mulch, shrub replacement and misc. items) was \$1300.00. This was a pre-approved expense decided by Board consent.

**DDA:**

Discussions are continuing with the Downtown Development Association (DDA) in regards to water access to maintain the boulevard entrance on Ford Road.

**Cottonwood Park Estimate**

We have received an estimate to an inquiry placed with K&B Asphalt for repairing damaged black-top and installing a path connecting the 2 entrances of Cottonwood Hollow Park. The estimate was considered not feasible and the idea was shelved.

**Liberty Mutual Audit:**

The insurance audit is complete, and the Association will not be required to pay additional charges (\$750.00) for hiring an uninsured contractor for painting this last summer.

**Holiday Light Contest:**

There is a sub-wide contest open to all residents. Judging will be held December 20<sup>th</sup> from 7-9pm. Board members will vote on the top 5 decorations. Winners will be posted on the web-site on December 23.

**Dues:**

A total of 468 out of 498 members have paid their dues for 2008 (94%). A second letter regarding delinquent dues has been sent out.

**WHA Attorney:**

Board members unanimously agreed to look for a new attorney to represent the Association, severing the relationship with our past attorney.

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**WHA Audit:**

After discussions with CPA's locally the compilations of WHA accounting by the previous Boards did not constitute an audit as required by the by-laws. A motion was put forth to perform a full audit every three years.

**Approved: Unanimous**

**Maintenance in Laurel Park:**

An inspection of the park revealed some maintenance concerns going into next year. The tennis courts are in disrepair, landscaping ties around the swings are in bad shape, gravel under the swings needs to be replenished, the swing-sets need painting, and the basketball equipment might need to be completely replaced. The Board tabled any action until spring.

**Grass Cutting:**

This was tabled until January in order to gather more information.

**Board Meeting Minutes approval:**

A motion was put forth for Board members to approve minutes via email, so as to get more timely information in front of the Association onto the website.

**Approval: Unanimous**

**WHA Events and Activities in 2009.**

With the success of the picnic this year excitement is high for next year. The Board will begin planning for this event in January.

Canton Community Entertainment provides live musical entertainment around the Canton community.

Tom has volunteered to pursue CCE schedule in the hopes of securing a musical venue in one of our parks this summer.

Michele Portelli has volunteered to contact the PCEP marching band through the schools to see if we might be able to schedule a performance in the park this summer.