

## Willow Park Greens HOA Meeting 1/23/2025

- Meeting called to order at 7:02pm
- Meeting minutes from the last annual meeting (January 11, 2024) were read and approved.
- Introductions
  - Board Members – Charles Bush, Traci Bortz, Carolyn Foley
  - Management Company
- The 2025 Approved Budget was reviewed.
- Treasurer Report
  - \$69,022.30 (total cash)
  - \$68,456.27 (total reserve funds)
- Projects for 2025 that we would like to do this year:
  - exit gate is finally fixed and working. A new motor was purchased and installed. The entry gate will likely need to be replaced this year as well.
  - Still looking at flagpoles for the neighborhood entry. They will need to be lit at night.
  - Additional electrical outlets at the front in order to plug Christmas lights in. That will give us power on both sides of the entry way.
  - We are looking at pressure washing the stone at the front. There is some grouting that needs to happen at the front entry sign.
  - Painting mailboxes – this falls on us, not the post office.
  - We would like someone at the fire department to flush our fire hydrants to make sure they are in proper working order (Candy Mounter said she volunteers with the fire department and will try and find out about this).
  - We would also like to check on the knox box at the front gate to make sure the fire department can get into the gate.
- Policy Votes
  - Two currently on the ballot – one is banning short term rentals in the community and the other is capping the number of rental units in the community. We are trying to cap it at 22.5% (34 rental units). Currently we have 30 rental units, up from 19 in the past 2 years.
  - Voting is due at noon on 2/13/2025.
- Homeowner Forum
  - Question on how to enforce VRBO/Air BnB issues – certified notices go out to the owner if the listing is found online. What is the ramification to the homeowner? The account would be sent to the attorneys and fines would be issued and added to the account. If we get this passed, we can add the fines to our community fine schedule.
- Meeting is adjourned at 7:26pm