

# **Willow Farm Pool & Homes Association**

Home Association Meeting Minutes July 16<sup>th</sup>, 2005

Location: Pool Cabana, 9737 N. Lydia Ave.

Attendees: Dave Whiteman  
Dwayne Skare  
Tim Thomas  
Charlie Bruns  
Jim Peavey

The meeting was called to order at 9:00

## **Secretaries Report**

Rick to be re-contacted regarding updating the website

## **Pool Report**

Due to lack of communication, cooperation, and poor workmanship by Oasis, Oasis is no longer under contract for the pools maintenance and upkeep. Above and Beyond Pools is now being used for all repairs and maintenance.

Dwayne Skare gave update on current pool situation. The pre-filter system and pump is not working again due to lack of pressure caused by poor/damaged seal and impeller. Much discussion was held as to what was found in the screen/filter and cause of system failure. Marla Whiteman through Above and Beyond had located a pump and filter assembly out of town that with board approval, can be purchased and installed by mid week. (Wk of 7/18) Cost of pump is approximately 4200.00. Board members approved of purchase.

Jim Peavey says that he will have the remaining trim work installed on the cabana stairs this weekend. (7/16)

Dave Whiteman reviewed current open bill for approximately 2500.00 that was received from Oasis. Invoice 310. Dave Whiteman will not forward the check to Oasis until an itemized bill is presented that identifies actual work done.

## **Grounds**

Charlie Bruns noted that everything is on schedule and to budget for the lawn service and that no complaints have been received this year with the new contractor for grounds maintenance. Some tree limb service was required at a cost of 200.00 in one of the cul-de-sac areas.

Dave Whiteman brought to the boards attention that the bill for the tennis court repair had not been paid as of this date due to open issues with regards to work not completed. Gate closure, fence pole damaged, along with peeling surface and low spots need to be addressed prior to payment. Also, the initial contract was to provide a basketball goal installation provision. The contract is to rechecked and item added to open issues to be submitted to the contractor for completion by Dave Whiteman, before payment is forwarded.

### **Restrictions**

The association has received a complaint regarding a camper parked on the street @ 9808 N. Lydia. Dave Whiteman is to try and phone contact homeowners and Tim Thomas will forward complaint to Bruce Baldwin for letter follow-up. Discussion was also held regarding the continuing lack of compliance for the homeowners at the north end of the sub-division with the trash in front of their garages. It has been noted that there is now a washing machine added to the site. The restrictions committee is now being asked to forward a letter to the homeowner regarding their lack of compliance to the association by-laws and that monthly fines will be assessed beginning **SEPT 1, 2005**.

Discussion was also done regarding the continuing disregard of the by-laws by the Paris residence. Jim Peavey brought to the boards attention that the camper was again parked out front. The board agreed that the restriction committee forward another letter to the Paris residence notifying them of the continued non-compliance, and that monthly assessed fines will begin **SEPT 1, 2005**, until such time as compliance is made.

### **Treasurers Report**

There was no treasurers report out but there was some discussion by the board with regards to the current record balance, special assessment fund, and the emergency fund. Based on the report that was provided by the accountant, the board is not quite clear on current financial status of the association. Dave Whiteman is to follow-up with Bill Yocum and the accountant for a revised balance sheet summary with clarification regarding emergency funds and unpaid dues.

The meeting was adjourned at 10:45 am.

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Tim Thomas  
Secretary of the Board