

# **Willow Farm Pool & Homes Association**

Home Association Meeting Minutes January 29, 2006

Location: Dave Whiteman's house- 9612 N Lydia

Attendees: Dave Whiteman  
Dwayne Skare  
Tim Thomas  
Charlie Bruns  
\*Bill Yocum  
\*Bruce Baldwin

The meeting was called to order at 3:00

## **Election of officers**

Board reviewed current status of board members current terms. Three positions will be available. Jim Peavey, resigned his position, and board members, Tim Thomas and Charlie Burns's terms have expired.

## **Grounds Report**

Charlie reported out that there were no complaints this year with regards to grounds upkeep this past summer. Charlie is accepting bids for the upcoming year, and is awaiting a bid from Summit, a new vendor.

Discussion was held with regards to a large sycamore tree that is apparently on Association grounds, and is in need of upkeep per Kessler residence, whose property adjoins the greenway area where the tree is located. Charlie will investigate whether or not the tree is in fact on Association property and advise the board. The board recommends that the tree be removed at the Associations expense, if it is in fact on Association property.

Charlie also reported that there were a lot of trees on Association property that were very old and could possibly require trimming and or removal this year.

## **Treasurers Report**

There was no final treasurer's report out but there was some discussion by the board with regards to the current record balance, special assessment fund, and the emergency fund. The final year end report has not been received, but based on preliminary information presented to the board by Bill Yocum; it was recommended that the yearly association dues cap be raised from 300.00 to 400.00, in order to protect the amount of money currently in the emergency fund. Currently, the board is in favor of keeping the dues at 300.00 for the 06 year, if the annual report reflects full collection of all past due accounts and late fees associated with those accounts. Discussion was also held about the

placement of liens on properties of those who have not fulfilled annual dues requirements on a repeated basis.

## **Pool Report**

Dwayne gave update on current pool situation. Dwayne recommended that Above and Beyond pool be awarded the 06 contract. Current estimate for opening the pool for the upcoming year will be approximately 1500.00. Above and beyond is also recommending that the sand filters be replaced at approximately 300.00 apiece. Dwayne will coordinate that activity with regards to replacing one or all of the filters.

Dwayne brought forth to the board a recommendation to reduce the fee that we charge the New Mark Swim team for the upcoming year, due to the pool closing down early last year due to the pump failures. The board agreed to reduce the 06 fee by 500.00.

Dave recommended that the Pool Management budget be increased to 4500.00 and allowing 1500.00 each to the Management team. Per Dwayne's recommendation, it was agreed that the budget remain at 4000.00. Dwayne also recommended that the salaries of lifeguards also remain the same as in 05.

Tentative date for the pool cleanup date is set for May 20<sup>th</sup>. Charlie will schedule Deffenbaugh to drop off dumpster on May 19<sup>th</sup>. The pool is scheduled to open on Saturday, May 27<sup>th</sup>, weather permitting.

## **New Business**

Discussion was held with regards to a vacant house at 9804 N Wayne. Current records show ownership to belong to a Glenda Morrison. Bruce is to follow-up with city records for possible pursuit of abandoned property rights.

Board agreed to have a meeting, Monday, Feb 6, 6:30pm, to finalize the year end report and to set the agenda for the upcoming annual meeting.

Annual meeting notifications will be finalized and sent out by Feb 2<sup>nd</sup>.

The meeting was adjourned at 4:30pm

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Tim Thomas  
Secretary of the Board

\*Excused early  
Larry Harp not in attendance