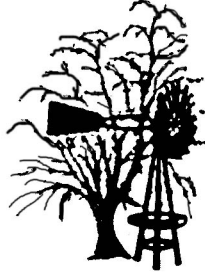


New Mark



**willow farm
pool and homes
association**

**p.o. box 28131
kansas city, missouri 64188-0131**

Feb 17th, 2007

Minutes from 2007 Annual Meeting

The first order of business was approval of the minutes from the 2006 annual meeting. Reading of the minutes was waived on vote of those present and the minutes of the 2006 meeting were approved by voice vote.

Tim Thomas reported that 5 of the current board members terms were up and asked for any volunteers that would be willing to serve on the board. No response was given and a motion to maintain the current board members to another 2 year term was made and 2nd.

Charlie Bruns presented the grounds report. Mr. Bruns reported that we had a good year for grass mowing on the grounds with no complaints registered and under budget. Some trees were removed during the course of the year, and that a review of greenways and pool area would be made this spring for any additional work that may be needed.

Additionally, Mr. Bruns gave a report to eliminate the current key program used for access to the pool and tennis courts, replacing it with a card reader system similar to what the Brookings association was using. The card reader system would eliminate the need to replace keys every year to homeowners at a cost savings of approximately \$1100.00 a year. The system would also allow information to be stored regarding pool usage during the summer and identify peak times as well as periods of no use that could help with future planning of pool operation hours. Included in the new card system would be a new gate for the main entrance to the pool.

Mr. Bruns also reviewed the possibility of having Harbor Masters provide a mulcher during the spring cleanup weekend. Further discussions would be held and information regarding the Spring Cleanup day would be posted on the website.

Question regarding an update with the installation of the basketball goal was raised. Mr. Bruns along with other board members stated that concerns over the installation of a goal had surfaced. Location of the goal with respect to the tennis court fencing posed a possible liability and safety issue. The tennis court usage had increased significantly over the past year and some concern over availability was an issue. Other locations have been reviewed, such as the parking lot, and other greenway properties, but all have presented themselves as either a significant increase in cost, parking issues, and safety concerns.

Dwayne Skare presented the pool operations report. Mr. Skare reported that the pool lost 8 days this summer due to general maintenance issues. Chemical analysis errors were made that kept the pool from operating along with replacing the sand in the sand filters. As a result, new maintenance schedules were initiated that resulted in the pool operating properly the remainder of the summer. Mr. Skare reported the cabana was repainted by the lifeguards this past summer that resulted in savings to the overall budget, but that the cabana was in need of electrical and structural improvements in the near future. The pool would need to be cleaned and repainted this season and that bids were currently being taken. Overall, this past season was definitely an improvement over past years with regards to the pool operation. Mr. Skare thanked the efforts of the lifeguards for their work this past summer and that they were in the process of identifying the new lifeguards for the upcoming season.

Mr. Skare also discussed the upcoming card reader project for the pool and provided additional information that would assist the association in maintaining and controlling the pool operations and the cost associated.

Hours of operation were also discussed. Mr. Skare recommended that the pool hours after the start of the school season would be reduced to 4:30 to 7:30 during the week, with the pool closing after Labor Day weekend. Hours of operation will be posted at the pool.

Bruce Baldwin addressed the association with regards to restriction violations. Several homeowners voiced a concern regarding vehicles parked in the street, especially during the recent snow days that were just encountered. Mr. Baldwin stated that those concerns should be forwarded to him and that he would follow up as necessary with any issues that may be in violation of the current Declaration of Restrictions for the association.

A concern over the current state of the north entrance marker to the edition was raised. The sign appears to have been vandalized and the paint also appears to be wearing off. Bruce reported that the sign had been discussed at the last board meeting and that the board was in the process of reviewing the warranty of the sign with the contractor.

Bill Yocum presented the treasurer's report and discussed the budget for the upcoming year. Mr. Yocum reviewed the expenses for the past year and what is anticipated for the coming year. His report is as follows:

The Association's finances were positive in 2006. The association collected slightly more than budgeted (\$594). Our expenses were significantly less than budgeted (by \$6,050), the combination of which allowed us to put \$7,000 into the Special Savings account to have in reserve for unexpected expenses in the future. The less-than-expected expenses came from lower costs for grounds work (mowing, tree removal and other

repairs) and swimming pool operations. We benefited from the weather in not having to mow as much and in fewer maintenance costs for the pool than in prior years.

We also were able to collect a significant amount in dues that had not been paid from prior years, though doing so caused us to incur legal expenses. We collected \$4,718 in past dues, including late fees. As you can see on the proposed budget for 2007 on the second page, we are still owed \$5,300 in past dues and we will continue our efforts to collect that for the benefit of the Association.

The Board is recommending dues of \$325 for 2007. The dues increase will allow us to repaint the pool, which is very much needed, and to purchase a keyless entry card system for access to the pool. The Board believes that a keyless entry card system would pay for itself in only a few years and will likely provide a better means of controlling access to the pool.

We currently have \$21,618 in the Special Savings account. The current budget will not allow us to add significantly to that account next year, but does not call for us to dip into it, either. We would like to continue adding to the account as we can because we've had two occasions in the last six years when we've had to spend upwards of \$30,000 and had special assessments to take care of catastrophic events (storm damage and extensive pool repairs).

A motion was made to add a line item to the budget for a minimum \$10.00 per household, to be budgeted for adding to the special savings account. The motion was seconded and passed on a voice vote.

Several questions regarding the yearly dues were presented. Voiced concerns of having to pay the yearly dues when neither the pool nor the tennis courts were used were raised. The board responded that the pool and the tennis courts belonged to the association and benefited the entire association, and that the yearly dues were reflected of expenses occurred to maintain the grounds, pool and tennis courts.

A motion was made and seconded to accept the board's proposal to set the 2007 association dues at \$325.00. A vote was taken and the motion passed with 26 in favor, 2 opposed. A 2/3 majority was required to pass the proposal. A motion was also made, seconded to set a line item in future budgets that would contribute \$10 per household per year to the Special Savings account in order to continue to build that account balance to use for unanticipated expenses. The motion passed on a voice vote.

Dave Whiteman brought up the fact that the bylaws currently limit the Board to a dues to a cap of \$300, which cannot be exceeded except by a vote of the members of the Association. Article 6.2 currently reads as follows:

6.2 Rate of Assessment. The annual assessment shall be as determined each year by the board of directors of the association, provided, however, that the annual assessment for improved lots shall not exceed \$300 (three hundred) unless the membership wither present or by proxy at said meeting authorized and annual assessment in excess of \$300 (three hundred). The annual assessment for each

unimproved lot covered by this declaration shall be one hundred percent (100%) of the annual assessment for each improved lot. As amended 2/5/2000.

The matter was discussed and a motion was made to permit the Board to submit a budget for next year (2008) that planned for dues of up to \$350 for that year. The motion was seconded and passed by unanimous vote. The matter of raising the dues cap for future years was discussed and a motion made and seconded to present to the Association for vote next year a motion to increase the dues cap to a higher number to be voted upon at next year's meeting.

Dave Whiteman announced that a slide presentation to the association by Harbor Masters regarding proper treatment and care of trees and landscaping would be given directly after the meeting.

A motion was made to adjourn the meeting.

Respectfully Submitted by:

Tim Thomas
Secretary

Listed below are the current board members and their title:

Dave Whiteman - Board President	734-8911
Dwayne Skare - V.P. Pool Operations	734-8510
Bill Yocum - Treasurer	734-2643
Tim Thomas - Secretary	734-4035
Charles Bruns - V.P. Grounds	734-4836
Bruce Baldwin - V.P. Association Restrictions	734-2294
Larry Harp - V.P. At Large	734-5599