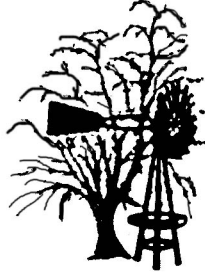


New Mark



MARCH 2008

**Minutes from 2008 Annual
meeting for calendar events 2007**

**willow farm
pool and homes
association**

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

The first order of business was approval of the minutes from the 2007 annual meeting. Reading of the minutes was waived on vote of those present and the minutes of the 2007 meeting were approved by voice vote.

Charlie Bruns presented the grounds report. Mr. Bruns reported that we had another good year with regards to the weather. No complaints were registered during the year and that expenses were approximately \$200.00 favorable to the budget. Tree removal along Willow Farms drive and in the greenways still presents the greatest challenges to the association. Mowing zones were identified along with the maintenance schedule of those areas. Discussion from the membership regarding specific locations and the upkeep of those areas was held. Concerns regarding private upkeep versus association responsibility were discussed. Specific expenses for single issues were raised along with concerns of how contracts were awarded. Mr. Bruns explained that bid request are sent out every year for both lawn and tree service, and that based on history performance and cost, a contract is awarded. Again, concerns were brought regarding the upkeep of the greenway space and general responsibilities of the association and its membership.

Dwayne Skare presented the pool operations report. Mr. Skare reported that the pool closure the past year was kept to 1 day that was not weather related. Mr. Skare noted that the pool operating expenses were under budget, due to controlling chemical cost and aligning lifeguard schedules with pool demand. Mr. Skare presented the membership with upcoming maintenance scheduled to be done, including sandblasting and the repainting of the pool. Concerns that the pool operating hours were not conducive to some of the membership were discussed as well as appropriate staffing during operational

hours. Mr. Skare provided the membership with information that to try and hold cost down, pool hours were adjusted based on activity. A motion from the floor was made that the pool remain open to the hours posted regardless of activity. The motion was 2nd. Motion passed with a voice vote.

The posted pool hours will be as follows: Sunday/Monday 11:30am-8:00pm, Tues-Sat 11:30am to 9:00pm WEATHER PERMITTING.

Mr. Skare will monitor and acquire activity hours thru the membership card reader and provide that data at the annual meeting for any further discussion regarding hour's operation.

A concern was brought up to the board regarding the lower entrance gate to the pool and the lack of access during operational hours. It was noted that the gate was in need of repair and that it was kept secure to help control access to the pool of membership only. Mr. Skare noted that the gate is an issue that needs to be addressed, and that as funds become available, a possible second card reader could be installed to alleviate the condition.

It was also noted from the membership to the board, regarding the use of the pool by family members no longer residing in Willow Farms, members who are delinquent in their annual dues in, and attendance by non members in general. It was noted that each household is entitled to 6 guests at the pool, while members are PRESENT. Those who are delinquent in their annual assessments, will not be given access to the pool via the card reader system, or will be asked to leave by a member of the lifeguard staff. Mr. Skare pointed out that the lifeguards as a rule, do not know whom all the membership consist of, so if a member has a concern, they should bring it to the lifeguards attention. A question was raised regarding the line item in the budget regarding the expenditure of 8991.00 for pool renovations. Mr. Skare stated that he did not have all the details regarding that expense, but that the expenses most likely were for the new gate and the card reader system. *(A late check with the bookkeeper identified the expenses as: New gate, repair to tennis gate, card reader system including cards.)*

Dave Whiteman presented the treasurer's report. Dave reported that Bill Yocum had been called away for business and could not attend the meeting. Discussion regarding the proposed budget, including future assessments caps were held. It was brought to the boards attention, that the legality of raising the dues and the dues cap was questionable, due to the lack of notice to the membership at last years annual meeting. After reviewing the minutes of the prior annual meeting and discussion regarding the intent, it was determined that the 2008 proposed assessed membership dues and future assessment caps, could not be raised under the terms of the bylaws previously established, and that the 2008 assessment could not be changed under those guidelines. A motion from the floor to set the dues for the 2008 calendar year to \$350.00 with a cap of \$400.00 for future years was made and 2nd. The motion was voted on and failed with less than 2/3 of the membership approving.

Discussion regarding the upcoming expenditures versus cash on hand were held. Membership provided to the board examples of other associations fees in the area, emphasizing that Willow Farms dues were towards the high end. The board presented to

the membership that Willow Farms income was restricted to the 203 families, and that no future expansion was available, while other associations had memberships of over 300 for New Mark and Willow Brooke, thus creating more revenue.

Dave Whiteman made a motion to membership to propose that the 2008 assessment be set at 350.00, and that the current cap in the bylaws not be changed, which would result in the 2009 assessment reverting back to the 2007 level @ 325.00. A 2nd was received and motion was put up for vote. The motion passed 36 votes in favor with 9 opposed. A simple majority was needed.

Dave Whiteman opened up the floor for old business.

A question was raised on whether or not the sign at the north entrance was going to be repaired or replaced, based on last years report. The paint on the sign appears to be washing off and staining the sign. Mr. Whiteman stated that the board tried some cleaning processes during the year that did not work, and that they would pursue getting the sign repainted.

A question was asked whether or not any changes have been made to the bylaws with regards to the parking and or storage of vehicles, such as trailers, campers, and recreational vehicles. Bruce Baldwin responded that no changes have been made with regards to sec 21 of the bylaws, which prohibits the storage of ATV's automobiles, boats, commercial vehicles, R.V.'s and or trailers, greater than 72 hours outside any residence without prior written approval of the Association. The board was asked what actions have been taken in the past regarding these issues, and what can be done to improve the situation. Mr. Baldwin responded that the board has been somewhat successful in addressing these issues, and that legal action is pursued when necessary, and that continued support of all members would insure that this issue would be kept to a minimum.

It was also brought to the board's attention concerns regarding the level of appearance of some residence's in the neighborhood. Again, Mr. Baldwin responded that there have been no changes to the bylaws regarding this issue, and that as cases arise, they are addressed as best as possible. Some members expressed concern that some homeowners may not be physically capable of maintaining their property to the prevailing standard of the neighborhood, and offered assistance to those who may experience this condition. Mr. Baldwin stated that the board has never been asked for assistance regarding this issue, and usually can get conformance within a short period of time once a homeowner is contacted. Mr. Baldwin stated that the Board has in the past, assisted homeowners with these issues, and would be willing to continue to offer assistance to those who need it due to physical restrictions.

A concern was raised from a homeowner regarding assistance from fellow homeowners for the control of their animals. The homeowner had experienced several incidences where, while walking there dog, they were attacked by animals from the neighborhood. It was reminded to all homeowners of the current leash law in Kansas City.

Mr. Whiteman addressed the membership regarding the election of 2 vacancies on the board, Secretary, and Grounds. A request for volunteers yielded no results, and the two

current board members agreed to stay on for another 2 year term. A voice vote was held with all in favor with no opposed.

Mr. Whiteman advised the membership of the yearly cleanup day, to be held the weekend of May 17th, 2008. Signs will be posted at the entryways.

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