

Board of Directors (BOD) Meeting
Willowcroft Owners Association, Inc. (WOA)
Minutes
12 May 2021
Virtual Zoom Meeting

BOD Attending: Eric Beshore
Sally Ryden
Nini Sposetti
Jane Feldman
Judy Page

Others Present: WC01 – John Geyer
WC23 – Tom and Pene Herman
WC27 – Andy Howell
WC28 – Kathleen Morrison and Bob Mathews

Tom Eaton, Guardian Property Manager for WOA

Eric Beshore noted that a quorum of the Board of Directors (BOD) was present, and the meeting was properly noticed. The meeting was called to order at 6:00PM.

- 1) Approval of Minutes: The 10 Mar BOD Budget Meeting minutes were distributed to the BOD. A motion was made by Sally to approve the minutes and Jane seconded. All were in favor of approval, so minutes were approved.
- 2) Presidents Report: Eric discussed the 7-year retention Statute for Official Records
- 3) Vice Presidents Report: Sally highlighted recent improvements in the community. Yelp system has been installed, sidewalk grinding is completed, back gate has been cleaned and painted (thank all who helped), island landscaping not done at this time and Dog Park has a new flowerbed.
- 4) Treasurers Report: Sally reviewed items over budget as of March 31, 2021, Financials
- 5) Secretary's Report: Nini explained the items she has for the next Crofter and invited suggestions for future issues.
- 6) Common Area Coordinators Report:
 - a) Back gate has been completed, Front Gate Area, Lot 4-5 Common Area, Islands, and 18th Place Common Area, all to be determined
 - b) Pressure Washing- Moved by Jane and Second by Nini to approve the bid from Coastal Mtc 5-0
 - c) Sidewalk Grinding- cost \$660.00
 - d) Entry Arbor: Motion by Sally, Second by Jane to eliminate first 6 replacement concepts leaving the Arbor, Pergola and Urn to be further studied . Carried 5-0. Motion from Sally and Second by Jane to remove the arbor by Ryan at a cost of \$250.00. Carried 5-0
- 7) Nomination Committee
 - a) Jane is recruiting two owners to fill out the committee
 - b) Need find a 3-year nominee for Eric's replacement
- 8) Guardian Association Management Report
 - a) Sabrina is working on putting documents on Tops
 - b) Paving Reserves Study - Waiting on report from Mike Driscoll. I would recommend not spending thousands of dollars on a full-blown study. Mike said as long as you use sand in the slurry your road

should last another 15 years, or longer as no large trucks travel your road. Mike also said the base rock is almost 4 inches deep, which, excellent.

9) Old Business

- a) Dick Hord is resigning as ARB Chair, Leaha Neville moved, and Sharon Miller resigned. Nini will become Chair, with Dick Hord, Pene Herman and John Geyer serving with Nini.

10) New Business

- a) Pressure Washing Approved Under Common Area Coordinators Report
- b) Paving Reserves Study – Recommended it not be done

- 11) Adjournment: Judy moved the meeting be adjourned and Sally seconded. Meeting Adjourned at 7:00 pm with unanimous agreement of the BOD

Draft agenda & minutes provided by Tom Eaton
Minutes respectfully submitted by Nini, Secretary.

Errata draft sent to entire board for review only.
Any corrections, additions and/deletions should be forwarded to the secretary (Nini) ASAP.