

Willow Grove Annual Home Owners Association Meeting  
Wednesday, March 19, 2019 at 7 pm  
Dublin Municipal Building

Board of Directors: Michele Croce, Chris Conrad, Jason Peterman, Susan Montgomery, Renee Pisa, Patterson-Merkle: Diane Mauk

Residents signed in and received agenda, 2018 annual meeting minutes, manager's report, balance sheet, along with a voting ballot for 1 new board member.

Minutes of the 2018 annual meeting were available and approved by a motion by Michele Croce and 2<sup>nd</sup> by Chris Conrad. All accepted with no modifications.

**Managers' Report** was read by Diane Mauk, Patterson Merkle: **Revenue:** Total income had an unfavorable YTD variance of \$5,654, due to lower than expected late fees and receivables. **Administrative expense:** had a favorable YTD variance of \$3,135.32 due to savings on legal expenses and misc. office expenses. **Maintenance & repair:** Unfavorable variance YTD of \$9,151.20 due to increased common area repairs, pool expense, and miscellaneous landscape expense. **Total Capital Expenses:** \$81,222.00 YTD on an annual budget of \$90,250. Phase 3 exterior painting was completed; patio fences were cleaned and sealed, bushes were removed around mailboxes, misc. landscape and tree trimming in the community, stucco and chimney repairs were needed. **Assets:** As of 12/31/2018 the total assets were \$296,619.48. The funds: Checking PNC Bank \$21,056.42, Reserve Account at First Financial \$272,645.42 and prepaid insurance \$2,917.65. Total balance being \$296,619.48

**Presidents Report-** Michele Croce discussed all the work done in 2018. 3<sup>rd</sup> phase painting, tree removal and replacement, stucco/patch repair work and privacy fence power washing and sealing. Also, announcing 5 Seasons as the community's new landscape company. Mulch will be applied in late April with weed control used before the mulch is delivered. Shrub trimming will be three times per season now instead of the two and weeding will be done by hand. More improvements planned on the fence line behind the units on East. Final phase for painted planned for 2019.

**Nominations for members of the board-** 1 open position on Board: Ballots were collected and counted by Diane Mauk.

**Old Business:** old business covered by Michele Croce in the President's report.

**New Business:** None

**Resident Comments:** A resident asked the board why the three trees that were removed on the side of 5236 Willow Grove Place South were replaced with only two new trees. Susan explained that the landscapers were concerned digging near utility lines to plant a third tree. The board was advised to plant two trees, not three.

Resident living at 6703 Willow Grove Place East requested a sunshade/awning for their front courtyard. Resident expressed extreme heat when sitting outside. Resident was advised to submit architectural change with specs to the board. Same owner requested to have her front door painted. Mentioned that it was missed two years ago when the unit was painted.

Resident at 5253 North requested adding a window to their roof. Resident wants to add more natural light inside their unit. The board explained that the Willow Grove By-Laws don't allow any resident to modify a roof for a window.

Resident asked if all water spigots on the end of the buildings have been checked to make sure they are association water and if all sumps have been checked and they are in good working order. Board confirmed yes to both. Chris Conrad recommended that the owner of 6675 Willow Grove Lane be notified so a plumber can replace the outside water spigot. When turning the water on, the spigot leaks and wastes water.

Several residents commented on the ongoing parking issues, speeding, children playing in the streets. Residents are uncomfortable confronting other residents concerning parking, children, etc.

Resident commented on trash containers going out before trash day and empty containers not being brought back in the same day. Resident didn't want to tell the board which neighbor was violating our trash can rules.

Resident asked if the roofs had been inspected after the February windstorm. Diane from Patterson-Merkle said the roofers were out right after the storm, inspected and made all necessary repairs.

**Election Results:** Michele Croce was elected to a three-year term.

Meeting adjourned at 7:55 pm