

Willow Grove Annual Home Owners Association Meeting
Wed, January 16th 2018 at 7:00 pm
Dublin Municipal Building

Board of Directors: Monica Biro, Michele Croce, Chris Conrad, Jason Peterman (not present), Susan Montgomery
Patterson Merkle: Diane Mauk

Residents signed in and received Agenda, 2016 Annual meeting minutes, Manager's report and balance sheet, along with a voting ballot for new board members.

Meeting called to order by President, Chris Conrad at 7:03 pm

Minutes of 2017 Annual Meeting were available and approved by a motion by Susan Montgomery and 2nd by Monica Biro. All accepted with no modifications.

Manager's Report was read by Diane Mauk, Patterson Merkle: Utilities were UNDER budget; Water/Sewer under budget by almost 12,000.00 (locating and repairing of water leaks). A query from a homeowner regarding Atrium window removal completion in Total Capital Expenses was given with background atrium window information and that it was a one-time capital expense.

Presidents Report – Chris Conrad discussed the work done for 2017: New residential handbook, dog waste stations, mailbox announcement boards, 2nd phase of painting, trim rotted wood repair, meter packs, Spring newsletter, trees/front entrance, south creek wildflower planting by AEP, concrete repair, asphalt repair and sealing and no parking signage, garage sale. Next year will be 2 smaller phases for painting, stucco repair (walls/building), fencing repair/sealing. Please keep eye/ear out for water leaking/sounds. Monitor outside spigots on all units as we had one leaking. Locate and notate main shutoff water value in the one unit in a building set. Chris will be leaving the board, but would like to remain active as a consultant for architectural and landscaping issues.

2 open positions on Board: Ballots were collected and counted by Michele Croce and Diane Mauk. Susan Montgomery and Julie Yesnick were elected for 3 years to Willow Grove Board of Directors. Thank you to Chris Conrad for your service on the board.

Resident comments/tips:

- Downspouts out to street can be blocked with snow during harsh weather.
- Gutter cleaning in the fall suggested as a yearly item after tree trimming.
- Termites at 5249N – on the list for checking in the spring with pest control.
- Chipmunks in dryer vent – basket type cover.
- Reminder to residents to turn on porch/outside lights at night for safety.
- The snow removal company was wonderful during our harsh weather, starting at 7am-6pm, starting with plowing, hand shoveling and commencing with salt on walkways. There were many great comments from residents.

Meeting Adjourned at 7:45 pm.