

Willow Grove Condominium Association Board Meeting

Meeting Minutes

June 20th, 2018

Present: Michele Croce, Susan Montgomery, Monica Biro, Jason Peterman
Diane Mauk and Holly McCloy – Patterson Merkle

Newly Appointed/Rejoined – Chris Conrad

Absent: Resigned – Julie Yesnick

- I. **Call to Order by Michele Croce at 6:30pm**
- II. **Approval of Minutes from Last Board Meeting 05/08/18. All Approved.**
- III. **Board Resignation-** Julie Yesnickofficially resigned from the board on June 13th, 2018. Chris Conrad was asked to rejoin the board to fill her position for the remainder of her term - 2½ years. He accepted and all approved.
- IV. **Hidden Creek-** the landscaping has been a continuous headache and Tom has been difficult to communicate with. Diane, Susan and Tom did another walk around the property, notes were made and Tom took photos. Unfortunately, Tom has continued to miss action items and has stopped returning calls. We have a growing list of complaints and “to-do’s” and it has warranted us to look for a new landscaping crew for 2019 and to cancel our 3 year contract next spring. Diane will also go above Tom to the Owner of Hidden Creek, Jason Gromley, to try and have some of our issues resolved.
 - The ivy beds in front of the pool, the ivy beds on north filled with weeds and poison ivy and replanting of grass with fresh topsoil added first from the pavement repairs still need to be addressed. Hidden creek has yet to quote us for the work/ do the work. Diane will get quotes from other companies to do this work. She will also clarify “bed maintenance” with Hidden Creek. Work done by another company will be deducted from the contract bill if it can be.
- V. **Eddie’s Tree Service-** Eddie has quoted us \$1500.00 for the trimming and removal of trees and bushes marked with orange tags. It’s a fantastic deal! All approved and we have chosen to do another property walk to add a 2nd round with Eddie to include many more dead branches and clean up the willows near the river. When the bushes are removed from the mailbox areas, we will put down fresh mulch to make it look nice until new bushes can be planted.

- VI. **Brick Walkway Repair**- an owner asked the board for \$200 to repair a brick walkway not covered by the HOA. Contractors from Able were at the condo doing work and the brick walkway fell apart due to all the foot traffic. The homeowner's walkway was already in bad shape before these contractors "made it worse." Patterson Merkle looked into repairing it for the homeowner with Rameirez. It will cost \$500. Total. Able Contractors sent the homeowner \$300. To contribute to the cost of repairs. The homeowner would like the board to pay for the remaining \$200. We voted NO. Jason abstained from voting because he is friends with the homeowner. The homeowner is responsible for the fix.
- VII. **Painting, Phase 3**- the additional cost for the rotted wood repairs to be done before painting this summer was approved by all. Phase 3 should begin at the end of July, early August. Ivy needs to be removed from stucco and wood repaired before painting can begin. Each homeowner affected with this phase of painting will receive a letter of notice. The stucco repairs from 2017/early 2018 will also be painted. Stucco needs time to dry before painting. Stucco work happening this summer will be painted in the final phase of painting next year.
- VIII. **Stucco Repairs** – when repair work was started on the south back dividing walls – extensive rot and major repair needed was discovered. We were quoted an additional \$2000 to cope the tops of the repaired walls and to finish the repairs correctly/completely. All approved to finish the work at the additional cost. 2018 has had many requests throughout Willow Grove for needed stucco repair. Able has been asked to quote the work. They came back extremely high. Diane will get additional quotes asap. Joe the painter will paint the dry stucco work this year in phase 3. All additional stucco repairs will be painted next year.
- IX. **Pool Signs**- the new pool signs will be black and white to match the signs on the gates. The signs will cost \$439.87. All Approved.
- X. **Water Damage** – 5216N and 6755E both had water issues to be resolved by the HOA. Patterson Merkle and Kasim have been working with the owners to get them resolved.
- XI. **Meeting Adjourned at 8:01pm by Michele Croce.**

Action Items:

Diane at Patterson Merkle

1. Call Jason Gromley, owner of Hidden Creek. Discuss growing list of work yet to be done. And clarify "Bed Maintenance" in contract.
2. Get quotes for landscaping work – ivy beds and topsoil fill with grass seed spread
3. Start looking for Spring 2019 landscapers to replace Hidden Creek.
4. Walk around and list made for 2nd round of Eddies Tree Service.
5. Get Mulching set up for after Eddie removes the bushes around mailboxes.
6. Confirm start date for phase 3 painting.
7. Get quotes for stucco repairs.