

WILLOW GROVE OF DUBLIN
BOARD MEETING MINUTES
NOVEMBER 2, 2021

Call to Order: Meeting started at 6:34 p.m. Present were Maxine Bame, Patterson-Merkle; Chris Conrad, President; Susan Montgomery, Board Member; Michele Croce, Board Member; and Janet Kaplan, Secretary.

Approval of 10/5/2021 Meeting Minutes: Minutes were approved, noting that they needed updated to include approval of 10% HOA fee increase and temporary additional HOA fee to cover payment for new roofs not available in current reserves. Janet said she would include the update and forward minutes.

November 4, 2021 Meeting Re: New Roofs: Meeting is scheduled to be held from 6:00 p.m. to 8:00 p.m. Maxine plans to be there by 5:30 p.m. as people will be arriving earlier to sign in. An individual involved in the reserve study completed in March of 2017 will be present to speak to that portion of the study regarding roofing. It was noted that the Board made the following increases to the HOA fees as a result of the reserve study: 2017 - 5%; 2018 - 15%; 2020 - 4%; 2021 - 10%. After people sign in, Maxine will provide introductions. Then Newman Roofing will do a presentation followed by a Q & A. Upon completion of the Q & A, the representative from Criterium Liskay Engineers will discuss the reserve study. Although part of the new HOA fees, the temporary increase in HOA fees to cover roofing expenses will be paid separately by owners and maintained in a separate account.

2022 Budget: Motion made to approve budget for 2022 (includes the 10% HOA increase and temporary additional HOA fee for new roofs) and seconded; motion approved by Board.

Pool: Motion made to award pool contract to Endless Summer and seconded; approved by the Board as the Board was not happy with service provided by Sandy's. The Board reminded Maxine that an account will need to be set up with KOK for chlorine for the pool as Endless Summer does not handle the chlorine delivery. Sandy's was out to prepare the pool for closing. Sandy's will repair the leak in the pool house when they finish winterizing and attaching the new winter cover. Kasim needs to winterize the bathrooms and showers.

Irrigation: Irrigation system has been winterized.

Community Hoses: Chris disconnected hoses and removed tree bags for winter.

Needed Asphalt Patching: The Board approved fixing driveway that had to be dug up some to repair recent leak in underground pipe. The Board asked that an estimate be obtained to also repair ditch on South entrance and a hole on Lane.

Eddie's Tree Service: Maxine has been contacting owners who need trees trimmed that are too close to units and can cause problems with animals tearing off shingles and gaining access. Some will take care of themselves and some plan to have Eddie's perform the work.

Maple Trees: Susan has not heard back from Alum and Arbor on treating maples.

Adjournment: The meeting adjourned at 7:50 p.m.

Janet Kaplan, Secretary