

2022 WILLOW GROVE ANNUAL MEETING MINUTES

JANUARY 25, 2022

Jesse Kanitz, Attorney-present

Maxine Bame- Patterson- Merkle- present

Susan Montgomery- Board member-present

Chris Conrad-Board member-present

Meeting called to order 7:01 pm

Manager's report- Maxine Bame

Reviewed budget and balance sheet

Homeowner's equity \$421,166.15

Increase of \$36,902.16

Total \$458,068.31

President's report given by Chris Conrad

Last year Hedge Landscaping was contracted for landscaping and snow removal. We received many compliments from residents and very pleased with their work. Looking forward to another great year with them. The board contracted with Hedge for another two years.

Stucco chimneys- four this year and the previous ones were painted last summer. The last of the stucco work will be painted the summer of 2022 after the stucco has cured.

Patio and concrete repairs were finished in 2021. The board will continue to monitor other concrete issues.

Dead pines, weeds and honeysuckle were removed from the corner of East and South. Five new trees were planted, and new grass seed was added. The residents in that area are very pleased.

Four other trees were planted to around the community, replacing ones that died over the last several years.

Landscaping where the electric companies excavated had new topsoil and grass seed added. The board spent most of the summer watering and reseeding these areas to ensure the grass would grow.

A new pool cover was purchased at the end of the 2021 season. The old pool cover didn't survive the winter before due to it's age.

After the pool was closed for the season in 2021, Leak Detectors came out and found the leak. The leak was found in one of the three lights. The leak has a temporary patch. The patch will need to be fixed permanently. Going forward, the board will closely monitor the pool for further leaks. Please note that our Reserve Study says that the pool may need to be replaced in 2028. Every year, our pool company evaluates the pool equipment and its condition.

The large water main break at the corner of East and South was repaired and the area was graded and reseeded. The board will water the area next summer to ensure the new grass seed takes hold.

Two fire hydrants were replaced. There are two more that the board will watch for leaks. Willow Grove owns the fire hydrants. The City of Dublin is not responsible for them.

We have contracted with Endless Pools for the 2022. We will be letting them know that we would like the pool to open, May 14, 2022. Before opening, several maintenance items need to be done. Railing on shallow end needs to be anchored correctly. Rope anchors need to be inspected to make sure they are secure. Painting on bottom of shallow end.

A few asphalt areas were patched. These are short term repairs. Asphalt will be assessed every year until new asphalt will be needed.

Election results:

Congratulations to Lindsey Wilhelm. Thank you to Christina and Julie for running for the board.

Resident comments included:

Resident asked how long the two present board members have been on the board

Resident question to Maxine about the financials.

Resident question about the Street lights being out. Maxine stated that when the ground is softer, Kasim will search for the issue. Board is looking into solar LED lights for a temporary fix.

One resident suggested residents turn on their outside lights instead of the LED lights to save money.

Resident questioned about the board having four, not five board members. Jesse explained that our bylaws were written to have only three. The board will at 3 board members in 2023. Some residents want five board members now. Jesse explained that in order to be compliant, we need to amend our bylaws. Jesse will let the board know what is involved.

Meeting was adjourned at 8:05 pm