

WILLOWBROOK MEADOWS HOA
Board of Directors Meeting
January 27, 2026

Board members present via Zoom were J Jardim, Bill Ashley and Mike Molloy. Representing Summit Resort Group was Deb Borel. A quorum was present.

- I. Call to Order** – The meeting was called to order at 6:01 p.m.
- II. Owners' Forum** – It was noted that the meeting notice was posted on the website. No Owner's, other than Board members, were present.
- III. Approve Minutes from previous Board Meetings** – The Board reviewed the minutes from the September 23, 2025 and November 6, 2025 Board meetings. Mike moved to approve the minutes as presented. Bill seconded, and the motion carried. The 2025 Annual Meeting minutes were included in the meeting packet and will be approved at the 2026 Annual HOA Meeting.
- IV. Financial Review**
Deb reviewed the November 31, 2025 close financials as follows:
- ❑ November 31, 2025 close financials report that Willowbrook has \$18,054.32 in Operating, \$24,842.83 in liquid Reserves and \$83,600.81 in an Edward Jones CD. In the Alpine Mailbox account, there is a balance of \$3,855.93.
 - ❑ The P & L reports that as of November 2025 close, the association was \$5,618.68 under budget in Operating expenses.
 - ❑ It was noted that the Operating account owes Reserves \$35,000 to repay a loan to fund Operating expenses.

The board approved the year-to-date financials as presented.

- V. Board Actions via Email**
J made a motion to approve the following actions that have taken place via email since the last board meeting.
- A. 10/07/2025 – Approval of Reserves Transfer
 - B. 10/07/2025 – Approval of Insurance 2025-26
 - C. 11/06/2025 – Approval of Hearing results letter content
 - D. 11/18/2025 – Approval to send 497 Shed Hearing letter
 - E. 11/22/2025 – Approval to send Post Annual Meeting Mailer to owners
 - F. 12/16/2025 – Approval to move forward with encroachment violation for 110 and 112 Badger Court
 - G. 12/29/2025 – Approval to order dumpster signs
 - H. 12/30/2025 – Approval to send attorney letter to owners of 497 BH
- Bill seconded, and the motion carried.

VI. Old Business

- A. 110 and 112 Badger Court Encroachment
 - a. The board agreed that the process would continue to move forward and the 1st letter in the enforcement policy will be sent to both owners.
 - b. Maris will be asked if the Board has the authority to make decisions of this type.
- B. An update on 497 Bighorn will be provided as updates are available. The unit addition is moving forward.

VII. New Business

- A. Non-Dark Sky streetlights – Deb will reach out to Xcel about getting the street lights evaluated.
- B. FireWise – Steve Lipsher will be asked to discuss this at the annual meeting and also be asked if he could come to the board meeting in April.

VIII. Next Meeting Date

The next Board meeting is scheduled for Tuesday, April 9, 2026 at 6:00 pm via Zoom.

IX. Adjournment

With no further business, at 6:29 pm, Mike made a motion to adjourn. J seconded, and the motion carried.

Board Signature

Date