

WILLOWBROOK MEADOWS HOA
Board of Directors Meeting
April 9, 2026

Board members present via Zoom were J Jardim, Rob Kingbury, Tim Richards and Mike Molloy. Representing Summit Resort Group was Deb Borel. A quorum was present.

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- I. Call to Order** – The meeting was called to order at 6:07 p.m.
- II. Owners' Forum** – It was noted that the meeting notice was posted on the website. Owners Steve Lipsher and Jonathan Fair, members of the Firewise Committee, were present to discuss the FireWise program. Jonathan presented a slide show and discussed neighborhood recommendations. He also discussed how the HOA could be recognized as Firewise. Attached to these minutes is the presentation that was given to the board.

The Board expressed support for initiating the process.

- III. Approve Minutes from previous Board Meetings** – The Board reviewed the minutes from the April 9, 2026 Board meeting. *Mike moved to approve the minutes as presented. Tim seconded, and the motion carried.*

IV. Financial Review

Deb reviewed the financials as follows:

Financial Report as of June 30, 2026 close

June 2026 close financials report that Willowbrook balances are as follows:

- \$ 67,778.82 in Operating
- \$ 25,013.67 in liquid Reserves
- \$ 19,871.00 in the Mailbox account
- \$ 85,278.78 in Edward Jones CD

The P & L reports that as of June 2026 close, the association was \$1,377.45 under budget in Operating expenses.

Loan Payback – This will stay on the agenda until the November board meeting.

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

The board reviewed the proposed 2027 Operating Budget. After review, *Tim made a motion to approve it for presentation to owners at the 2026 Annual Meeting. J seconded, and the motion carried.*

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. 04/21/2026 – approval of lawsuit document
- B. 06/18/2026 – approval to split legal fees with an Owner
- C. 07/17/2026 – agreement of contract with Owner

Tim seconded, and the motion carried.

VI. Old Business

- A. FireWise – this was discussed above.
- B. Non-Dark Sky Compliant Lighting – J will report this to Xcel Energy.

VII. New Business

- A. 2026 Annual Meeting Notice Review and Approval – *The board reviewed the 2026 Annual Meeting Notice and approved it with the addition of Firewise to the Agenda and a change to the Cover Letter.*
- B. Dumpsters – Timberline is taking an inventory of all dumpsters and repairing all of them that do not latch properly. An alternative lock system will be explored.
- C. Owners will receive violation reports for violations.

VIII. Next Meeting Date

The next Board meeting is scheduled for Tuesday, September 22, 2026. If a meeting is not needed, the Board will meet on Thursday, November 5, 2026 at 5:00 pm via Zoom.

IX. Adjournment

With no further business, at 7:09 pm, *J made a motion to adjourn. Mike seconded, and the motion carried.*

Board Signature

Date