

WILLOWBROOK HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
March 23, 2021

Board members present via Zoom were Jay Jardim, Tim Richards, Mike Molloy and Bill Ashley. Representing Summit Resort Group were Kevin Lovett and Deb Borel. A quorum was present.

- I. Call to Order** – The meeting was called to order at 6:04 p.m.
- II. Owners' Forum** – It was noted that the meeting notice was posted on the website. No Owners, other than Board members, were present.
- III. Approve Minutes from previous Board Meeting** – The Board reviewed the minutes from the March 23, 2021 Board meeting. **Mike moved to approve the minutes as presented. Tim seconded, and the motion carried.**
- IV. Financial Review**
Deb reviewed the March 31, 2021 close financials as follows:
- ❑ March 2021 close reports that the HOA had \$97,554.15 in Operating, \$70,090.20 in Reserves, \$5,529.98 in the mailbox account, and \$51,640.55 in the Edward Jones account.
 - ❑ March 2021 P & L reports that Willowbrook is \$17,281.48 under budget.
 - ❑ The board discussed the areas of variance.
 - ❑ A/R – the Board reviewed the accounts receivable.
- The board approved the year-to-date financials as presented.**
- V. Managing Agents Report-** SRG reported on the following:
- ❑ Complete Items
 - We are in the process of staining all the dumpster enclosures this summer. Some repairs also need to be done.
 - Worked with Waste Management to repair some of the dumpsters
 - Placed blank invoice on the website
 - The door on the mailbox building has been installed
 - ❑ Pending Items
 - Will paint the inside of the mailbox building this summer
 - Mailbox building door will be painted soon
 - ❑ Report Items
 - There have been no snow haul off's this season
- VI. Board Actions via Email**
Mike made a motion to approve the action via email regarding the denial of the fence request at 531 West Coyote. Jay seconded and the motion carried.

VII. Old Business

None

VIII. New Business

A. 531 West Coyote addition will not be approved until the fence is removed.

IX. Next Meeting Date

The next Board meeting is scheduled for Tuesday, July 27, 2021 at 6:00 pm via Zoom.

X. Adjournment

With no further business, at 6:22 pm, Jay made a motion to adjourn. Bill seconded, and the motion carried.

Board Signature

Date