

**Willowbrook
Board Meeting Agenda
April 9, 2026
6:00 PM**

- I. Call to Order
- II. Owners Forum
- III. Approve Minutes from January 27, 2026 Board Meeting
- IV. Financials
 - A. Fiscal Year End Financials
 - B. Operating Surplus Transfer
 - C. Year-to-Date Financials
 - D. Loan Payoff
- V. Board Actions via Email
 - A. 02/04/2026 – approval of all attorney recommended policy changes
 - B. 02/13/2026 – approval of attorney letter to owner of 497 BH regarding shed
 - C. 02/21/2026 – approval of easement agreement for 110 BC
 - D. 02/26/2026 – approval of 2025 tax returns
- VI. Executive Session
 - A. 497 Bighorn Lawsuit Discussion
- VII. Old Business
 - A. Executive Session Vote
 - B. Firewise
 - C. Policies
 - i. Adoption of Policies Policy
 - ii. ADR Policy
 - iii. Conflict of Interest Policy
 - iv. Flag and Sign Policy
 - v. Investment Policy
 - vi. Xeriscape Policy for SFH
 - vii. Xeriscape Policy for Townhomes
- VIII. New Business
 - A. Landscaping 2026 – Rocky Top
 - B. Trees and Weed Spraying
 - C. East Coyote Court Dumpster
- IX. Next Meeting Date
 - A. May 26, 2026 via Zoom
- IX. Adjournment