

STERLING Woods II – The Willows Village
Minutes of the Annual Meeting
November 7, 2018

The meeting was called to order by Village President Steve Griffing at 7:00 pm.

Board Members Present:

Steve Griffing	President
Donna Kessler	Vice President
Julia Brzezinska	Treasurer
Stefanie Mischner	Secretary
Gail Pichiarallo	Director

Board Members Absent:

None

Sign In:

Taking of roll call was waived. Sign in sheet attached. Proof of meeting approved.

Reading of Minutes of preceding meeting:

The meeting minutes from 2017 were read. Motion was made to accept and approve the minutes with correction to item 6 under New Business to insert “dryer” into first sentence. Item 6 to now read.

6. Concern was expressed that not all dryer vent cleaning companies are cleaning properly. One unit owner indicated that the service person was not aware that the exhaust vent went all the way to the roof and needed to be cleaned from end to end. Can this be sent as a note or reminder in a newsletter?

The motion was carried by voice vote.

Reports:

Finance: Julia Brzezinska indicated that budget process was not final but that the recommended increase for 2019 budget will probably be 3%. No major projects are formally scheduled for 2019 but there is a possibility that deck privacy walls will need to be replaced. The Deck Committee will be examining this.

Election of Directors of the Willows Board:

All board member officers were reelected for 2019 in the same positions.

Steve Griffing	President
Donna Kessler	Vice President
Julia Brzezinska	Treasurer
Stefanie Mischner	Secretary
Gail Pichiarallo	Director
Open Position	Director

Election of Representative to the Master Board:

Steve Griffing was nominated and unanimously approved to represent the Willows on the master board.

Unfinished Business:

1. Previous business agenda items were discussed.

New Business:

Items Discussed:

1. Unit Numbering: Discussed that change in unit numbering placement could be considered when siding is replaced per the Reserve Study.
2. Vent Cleaning:
 - a. Can unit owners be made aware that there are different configurations for dryer vents in the different units, so they can advise the cleaning companies. Add to Newsletter?
 - b. Should the Association require mandatory vent cleaning annually which would entail hiring a company to do this and access to every unit. SGriffing to do additional work on this.
3. Cypress home values: General selling prices for SWII homes from 2016-2018 were presented. Question was asked: How do values for homes on Cypress compare to other similar units in the complex? SGriffing to send reported spreadsheet to each in attendance so they can do their own analysis. (done)
4. Mailbox Numbers: Discussed that the inconsistency with numbering (and/or missing numbers) is unsightly and inconsistent with the overall look of the neighborhood. MRoss and DKessler to form ad hoc committee to work on in April.
5. Pool: Suggested that there be a pool party at the start of the season to officially celebrate the new pool and the furniture.
6. Street Lighting: Although the additional lights on Cypress are an improvement, it was mentioned that lighting in general for the complex is less than ideal.

With no additional business, the motion was made, seconded and approved to adjourn at approx 8:30 PM.