Willow Springs Regular Annual Meeting of Directors
Date: 6/26/2025 **Time:** 6:00pm **Location:** Clubhouse

I. Call to Order

- 5:56

II. Roll Call

- James Frank, Bennett Dodd, Jim Montague, Margaret Fall, and Stu Nosky were all present.

IV. Agenda Items

1. **Election of New Officers**
    - James nominated himself for President, Margaret seconded. Vote passed 3-2
    - James nominated Bennett for Treasurer, Bennett seconded. Vote passed 5-0
    - James nominated Jim for Secretary, Jim seconded. Vote passed 5-0
2. **Election of ABC Committee Members**
    - James explained that in the past the board has taken on this role as there are not enough community volunteers. James made a motion for the board to assume the role of ABC committee, Margaret seconded. Vote passed 3-2.
3. **Vote on Shed Approval for 6503 Willow Springs**
    - James presented the plans for a shed to be built at 6503 Willow Springs. The board approved of the plan. James will ask homeowner to investigate permitting if running electrical. James made a motion to approve the shed. Margaret seconded. Vote passed 3-2.
4. **Discussion on Informing Homeowners of Dues Increase**
    - The board discussed the plan to inform homeowners who were not at the annual meeting of the dues increase. A letter will go out to all homeowners, in Newsletter format. Signs will be posted at two places in the community. Actions: James will draft the letter and create signs. Margaret will format the letter within the Newsletter and distribute it.
5. **Discussion on Pool Maintenance and Updates**
    - Stu discussed a bulb out in the pool area. Bennett will replace the bulb. Stu discussed purchasing chlorine tabs from Costco for $120.00 rather than using Anders to save money. Stu discussed a potential leak in the pool. Margaret will have Anders perform tests to pinpoint the leak. Margaret discussed the pool area rules and will post new signs in the area to reiterate existing rules.
6. **Discussion on the Purchase of New QuickBooks Software**
    - Bennett presented the need and cost for new QuickBooks software for $350.00. James made a motion to proceed with the purchase, Bennett seconded. Vote passed 5-0.
7. **Discussion on the Purchase of a New Laptop**
    - Bennett discussed the future need for a new laptop. James and Bennett will investigate prices.

V. Open Forum

- Jim mentioned the discretionary fund for board members. James made a motion to increase the fund to $200.00, Jim seconded. Vote passed 5-0.
- James discussed needing to assign additional duties. Stu and Margaret agreed to share the pool and tennis courts. Jim agreed to Clubhouse. James will perform grounds Duties.
- Jim asked for a breakdown on the wall repair. Margaret explained the details which include all pressure washing, fence pullback, and repairing the entire wall for $6500.00

VI. Adjournment

- 7:09 pm