

WILLOW SPRINGS HOMEOWNERS ASSOCIATION

Minutes of Annual Homeowners Meeting

23 June 2025 Call to Order 1830 hr. Board members present: Margaret Fall, Bennett Dodd, Wayne O'Bannon, George Daly and James Frank.

Prayer & Welcome: Wayne O'Bannon.

Wayne introduced the current board members. Wayne noted that the two board members who would be stepping down were George Daly and himself. He thanked the community for their support during his term as HOA president.

Financial Report: The treasure presented the financial report referencing the proposed budget for the upcoming year. It was noted that it has been increasingly difficult to allocated an effective amount of money for normal operating expenses. Unexpected costs such as the wall repair and tennis court cleaning would have put us over budget. The board voted to raise the monthly dues by five dollars a month.

Ann More: Are there any delinquent dues payers? The treasurer said that there is just a small number of individuals who he works with to get caught up.

Wayne O'Bannon remarked that although we have approximately forty thousand dollars in the bank as cash reserves, if we attempted to make all identified infrastructure repairs, that reserve would be severely depleted.

HOA Board Accomplishments

- Completed Clubhouse Window Replacement started in previous year
- Replaced Pool Emergency Lighting
- Updated Newsletter Format
- Pool Ladders Replaced
- Pool Shrubbery Cut Back
- Pool Rope and Buoys Replaced

Margaret Fall: Encouraged homeowners to become invested in their neighborhood. The objective is to increase our property value. She spoke of surveying the neighborhood and noting violations, encouraging compliance.

Playground: Recommending rubber mulch which is not budgeted for.

Pool: Removed 33 bags of pine needles. Noted the deck is cracked. Suggested the possibility of a rubberized deck or switching to a salt system for potential cost saving benefits. Children must be accompanied by parents for safety.

Tennis Court maintenance and wall repair: The work was delayed due to scheduling issues with the contractor. After the court is power washed the contractor will access if there are any cracks, drainage issues, or membrane damage requiring maintenance. This maintenance was delayed by constant rain and death in the contractor's family.

Newsletter: Feedback concerning the publication and submissions was encouraged.

Grounds: There were complaints about weeds in the common areas. Turf Doctor has sprayed. It may take a while to work. Please clean up the curb areas around your homes.

Stu Nosky: Mentioned that the walking bridge behind the clubhouse needs to be removed or repaired.

Wayne O'Bannon suggested the possibility of recommending a reasonable lawn service for seniors who can't cut their lawns.

Election of new board members: Jim Montague 28 votes & Stu Nosky 17 Votes

Adjournment 1945 hr.