

## Willow Springs HOA Public Meeting 2024 Notes

Wayne O'Bannon opened the meeting with a welcome and introduction called for the collection of ballots. Wayne asked for volunteers to count the ballots, and the neighborhoods most active volunteer, Mr. Montague stepped in to help. Wayne then asked his wife to assist.

Wayne noted that the public meeting was all about giving folks the chance to ask the board questions, and mentioned that there was no formal agenda, and opened the floor for questions.

Mr. Kim Jones mentioned that he has seen a number of cars in the neighborhood that he does not recognize as belonging to residents. Mr. Jones also noted that some cars have been going through the neighborhood very early in the morning.

Mr. Carl Washington suggested that the next time we have an election, he would like to see some kind of bio or introduction from the person running for the board position on the ballot itself.

Mr. Brian Arsenault wants to know what new people who join the board intend to bring to the neighborhood in terms of changes. The Treasurer, Mr. Dodd, explained that every HOA board position comes with a set of responsibilities that tie directly to the HOA Covenants, By-Laws and Rules and Regulations. Board members, new or otherwise, don't have the authority to direct change unless it is in service to carrying out the responsibilities that the board already has, such as, maintaining the common areas, ensuring that no action results in decreased property values, enforcing the HOA rules, communicating effectively with residents, and managing the residents money effectively. Any changes the board makes must take all of these factors into account. Mr. Dodd also suggested that a new board member might not have a good understanding of what an individual might do until the new member gains some experience serving on the board. Ms. Rodriguez added that residents can make suggestions to the board at any time however, by dropping notes to the board in the mail or in the lockbox. Mr. Arsenault mentioned that he likes the pickle-ball courts, and the upkeep of the courts and pool and other common areas are most certainly the responsibility of the board as a whole.

Mr. Washington spoke up again and suggested that it seemed as though enforcement of HOA rules had become somewhat lax of late, and he described trash on the street and trash being put out days before the pickup was scheduled. The HOA has a rule that trash is to be placed on the street the night before pickup and garbage cans should be returned to homes as soon as possible after the trash is picked up. Mr. Washington also mentioned that everyone isn't tending to their lawns like they should. Wayne agreed and explained that both of these issues are constant concerns of the HOA, and that the HOA gives out reminders on newsletters of the rules, provides notices to homeowners who violate the rules, and in some cases, the HOA has to make further efforts to get compliance, but that it is a process that we are required to follow. Mr. Washington also suggested that the neighborhood sponsor a "clean-up day". Wayne agreed that such a thing sounded like a great idea but suggested that it would be hard to get a coordinate effort from the majority of the neighborhood for such a thing, but also agreed that interest and awareness in the subject was a good thing.

Ms. Amanda Carter is on the ballot for a position for the election at this meeting, and she just arrived and was asked to introduce herself.

Mr. Holmes offered a few bits of information regarding another resident, Mr. Aaron Glass, who has offered his support to the board by means of a write-in candidate. Mr. Glass was out of town at the time of the meeting.

At what seemed to be the end of all questions from the residents, Wayne then mentioned a few other areas of concern that the board is working or keeping an eye on. Among these concerns are residents that park trailers in the street. Wayne reminded residents of the rule that trailers must be parked in the resident's driveway, not on the street, and he reminded residents that the HOA also has rules that pertain to trash pickup and lawn maintenance as well.

Wayne asked the Treasurer for a short summary of when dues are supposed to be paid and he explained that we still have plans to replace the broken window in the clubhouse, but that the contractor doing the work has changed their install date a couple of times without warning. Mr. O'Bannon reminded residents that the gates to the pool and tennis courts should be closed at all times, and especially when residents exit either place.

Wayne then asked for any further questions. Mr. Washington suggested that the meeting was conducted smoothly. James Frank suggested that the board should reactivate the architecture and beautification committee and call for support from other members of the neighborhood, which should reduce some of the workload of the board. Wayne then wrapped up the question-and-answer session.

Wayne then announced the results of this year's election. There were 32 ballots counted. The votes were: 6 votes for Amanda Carter and 27 votes for Aaron Glass.

**Meeting is adjourned.**