

WILLOW CREEK HOA MEETING MINUTES

September 8, 2022, HOA meeting began at 7:10 pm.

- Read the overview of minutes from the last HOA meeting 2022
- Read the budget from 2021
- Discussed the projected 2022 budget
- Dues will increase in 2023 to \$145/year
- Discussed land purchase due to bridge expansion east of SR 32 entrance
- Social media platforms reminder: Facebook and Next Door
- Website wchoa.org is the source of truth for meeting minutes, HOA board of directors contact information, architectural forms, and HOA covenants
- Talked about the need to change covenants (in order to change the covenants how they were written 28 years ago). Right now it takes a majority of homeowners in good financial standing with Willow Creek in order to make changes to our covenants. This is 106 households. The board would like to change the covenants to read the majority of homeowners in good standing instead, which would be 79 households.
- This would allow us to change our covenants to limit rentals to 10% of total homes in our neighborhood (16 total rentals). We were asked why we can't ask for less than 16, and John explained that this is the norm for neighborhoods similar to ours (10%).
- We asked for volunteers to help get votes to change these covenants and had several volunteers.
- The Bradford pears at the entrance on SR 32 will be removed, as they are not healthy and impeding on private property.
- A fountain in the pond was discussed.
- Also talked about benches around the pond
- Discussed new landscape at both entrances
- The board asked for chairpersons for volunteers for several committees: welcoming committee, social events, architectural committee, landscape committee, and covenants committee.
- We had the election of Board officers. The President, John O'Malia, the Treasurer, Bernadette Buckley, and Secretary Emily Alexander, were all re-elected for another term.
- Meeting ended at 8:30 pm.