

Willow Creek HOA meeting notes

Special meeting to discuss covenants and rentals, 6.23.22, began at 7:05 pm:

- Discussed the pear trees at the beginning of the entrance on 32...got estimates to trim back, 3 of the 4 estimates recommended trees should be taken down. May replace with more structured trees with lower maintenance.
- Discussed willow trees, need trimmed, but hold on cutting down for now.
- Land east of the entrance sold for \$3170 for bridge construction, < 1 acre (1,506 feet)
- Covenant changes...right now covenants state we need a 2/3 majority to make any changes. We would like to change this to a majority instead. New proposed covenant changes were read in its entirety.
- Also proposed adding a rental cap to our bylaws...right now we have 158 homes, 16 are rentals. We would like to cap the rentals at 16 (10% of total homes).
- Created a timeline for this to be completed, September 15.
- Discussed tweaking the language and sending to lawyer for final draft the week of June 27, 2022. The BOD will look at these changes and send back to the lawyer once/if approved.
- Ballots will be made, then we will meet with neighbors who have stepped up to help get the votes returned to the BOD.
- Ten days after the ballots go out to homeowners, volunteers will go door to door to collect ballots.
- Touched on late fees for HOA dues, but will discuss in more detail at the next annual HOA meeting.

Meeting ended at 8:23 pm.

APPROVED BY ALL BOARD MEMBERS