

STERLING Woods II – The Willows Village
Minutes of the Annual Meeting
October 14, 2020

The virtual meeting was called to order by Village President Steve Griffing at 7:00 pm.

Board Members Present:

Steve Griffing	President
Julia Brzezinska	Treasurer
Gail Pichiarallo	Director
Stefanie Mischner	Secretary

Board Members Absent:

Vacant	Vice President
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Sign In:

Taking of roll call was waived. Sign in sheet attached. Proof of meeting approved.

Reading of Minutes of preceding meeting:

2019 meeting minutes approved without correction.

Reports:

Presidents Report: Steve Griffing reported that:

- During the COVID situation, the Association is still in good financial condition with minimal indication of delay in late fees or mortgage defaults.
- Work with contractors is still ongoing at SWII
- Amenities will continue to be closed as recommended by Legal, Insurance, Association and Management recommendations with continuous monitoring.
- Discussions are being held to delay major capital projects as long as possible.

Finance: Julia Brzezinska indicated that budget process has just started. Budget costs are being tabulated and efforts are being made to keep any increase to a minimum while still making sure monies are collected and saved for upcoming capital improvements per reserve study.

Election of Directors of the Willows Board:

Steve Griffing and Stefanie Mischner were reelected to the Willows Board.

Board member officers were unanimously elected for 2021 in the following positions.

Steve Griffing	President
Gail Pichiarallo	Vice President
Julia Brzezinska	Treasurer
Stefanie Mischner	Secretary
Open Position	Director

Election of Representative to the Master Board:

Steve Griffing was nominated and unanimously approved to represent the Willows on the master board.

Unfinished Business:

1. No Open Issues

New Business:

Items Discussed:

1. Unanimously in favor of keeping amenities closed to protect unit owners and board member from liability lawsuits per industry recommendations.
2. Unanimously in favor of delaying major capital expenses as long as appropriate and practical to avoid bridge loans and/or assessments (i.e. roofs, decks, playground).

With no additional business, the motion was made, seconded and approved to adjourn at approx. 7:30 PM.