

STERLING Woods II – The Willows Village
Minutes of the Annual Meeting
October 18, 2022

The in person and virtual meeting was called to order by Village President Steve Griffing at 7:00 p.m.

Board Members Present:

Steve Griffing	President
Julia Brzezinska	Treasurer
Stefanie Mischner	Secretary

Board Members Absent:

Vacant	Vice President
Vacant	Director

Sign In:

List of unit owners below. Proof of meeting approved.

Reading of Minutes of preceding meeting:

2021 meeting minutes approved without correction.

Reports:

Presidents Report: Steve Griffing reported that:

- SWII still in good financial position
 - Foreclosures and late payments low
- New roofs on Clubhouse & Logging Trail
- Pool was reopened for the season
- Value of Homes Increased
- Minimized financial risk to community from COVID
 - No Actions reported
- Clubhouse opened
 - Rentals
 - Clubs
 - Gym Reopened
- Lots of Repairs ongoing
 - Concrete
 - Railings
 - Stoop replacement
 - One roof on Cypress due to excessive leaks
 - Painting

- Tree Removal
- Clean up Electrical Boxes
- Survived the Drought

Finance: Julia Brzezinska indicated that budget process has just started. Increase is expected based on inflation and rising costs. Budget will be presented to the Master Board in November.

Vice President: No Report.

Election of Directors of the Willows Board:

Steve Griffing’s and Stefanie Mischner’s 2 year terms had expired, and they were reelected to the Willows Board.

All board officers were unanimously elected in the following positions.

Steve Griffing	President
Open	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. Steve Griffing reported for Mike Ross that there do not appear to be any viable cable supplier alternatives to Comcast at this time. Mike explored the landscape and had extensive discussions with potential suppliers and local government representatives. No further action at this time.

New Business:

1. Attempt to recruit volunteers to fill open Director and Vice President positions.

With no additional business, the motion was made, seconded and approved to adjourn at approx. 7:40 PM.

Addendum: Steve Griffing 10-19-22

Following the meeting, Steve Griffing spoke with Ms. Patricia Nevins and Ms. Lorraine Tarascio and they agreed to join the Willows Board as Vice President and Director respectively. These terms will expire at the next Willows Board Meeting where they would be up for reelection.

Village documents provide for the existing board to fill vacancies to the board. Therefore, an email vote was taken to approve Ms. Nevins and Ms Tarascio to the board and a separate vote was taken to approve their positions as:

Vice President: Patricia Nevins – 1205 Cypress Drive
Director: Lorraine Tarascio – 1204 Cypress Drive

Attendees: 10-18-2022

Steve Griffing 1504 Cypress
Vicki Vaughan 1504 Cypress
Julia Brzezinska 1601 Cypress
Stefanie Mischner via phone (owner 1303 Cypress)
S. Griffing had one Proxy assigned to him