

**STERLING Woods II – The Willows Village**  
**Minutes of the Annual Meeting**  
**November 8, 2017**

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

**Board Members Present:**

Steve Griffing	President
Julia Brzezinska	Treasurer
Stefanie Mischner	Secretary
Donna Kessler	Director

**Board Members Absent:**

Steve Andrewson      Vice President

**Sign In:**

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

**Reading of Minutes of preceding meeting:**

The meeting minutes from 2016 were read. Motion was made to accept and approve the minutes. The motion was carried by voice vote.

**Reports:**

Finance: Julia Brzezinska described treasury committee process and indicated that the committee would be recommending a nominal 5% increase to the master board at the November 2017 meeting. Major project for 2017 is proposed resurfacing of the swimming pool.

**Election of Directors of the Willows Board:**

The terms of Steve Andrewson and Julia Brzezinska expired automatically. Steve indicated that he has elected to retire from board activities. Julia indicated desire to continue and remain as Treasurer. Gail Pichiarallo agreed to join the board as Director. Nominated board members were elected by unanimous voice vote by those in attendance. The Vice President position remains open at this time. The duties will be attended by volunteer from the existing board members as needed. By email vote subsequent to the meeting the newly approved board members unanimously agreed to the officers as below.

Steve Griffing	President
Gail Pichiarallo	Vice President
Julia Brzezinska	Treasurer
Stefanie Mischner	Secretary
Donna Kessler	Director
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. Previous business agenda items were discussed.

## **New Business:**

### Items Discussed:

1. Street Lighting: Concern expressed by some that although improved, there are still areas of the village (and SWII property) that lack sufficient street lighting.
2. Unit Numbering: Concern was expressed over perceived inadequate clarity of unit numbering.
  - A. Are there any short term solutions?
  - B. Is this a concern with any fire/ambulance/EMT service?
  - C. Is this something that could be addressed when the siding is replaced in the future?
3. Resale Values of Units: Is there any general trend over the last year reflecting resale values of the units at SWII?
4. Foreclosures: What are the general trends in Foreclosures for SWII over the last year?
  - A. If a bank forecloses but the common charges are still being paid, is REI informed?
5. Tax Laws: Does the Master Board monitor changes to tax laws and evaluate how changes might affect the home values of the community?
6. Concern was expressed that not all vent cleaning companies are cleaning properly. One unit owner indicated that the service person was not aware that the exhaust vent went all the way to the roof and needed to be cleaned from end to end. Can this be sent as a note or reminder in a newsletter?

With no additional business, the motion was made, seconded and approved to adjourn at approx 8:30 PM.