

STERLING Woods II – The Willows Village
Minutes of the Annual Meeting
November 18, 2014

The meeting was called to order by Village President Steve Griffing at 7:45 pm.

Board Members Present:

Steve Griffing	President
Steve Andrewson	Vice President
Brian Foster	Treasurer
Julia Brzezinska	Director

Board Members Absent: Stefanie Mischner Secretary

A motion to waive the taking of roll call was made, seconded and approved. Sign in sheet attached.

A motion to accept the meeting notice was made. All present voted in favor of the motion.

Reading of Minutes of preceding meeting:

Motion was made and seconded to skip the reading of the previous meeting minutes with the exception of the follow-up items. Steve Griffing read and reviewed follow-up items. Motion was made to accept and approve the preceding minutes. The motion was carried by voice vote.

Reports:

Finance: Brian Foster indicated that he was not able to attend the 11/11/2014 meeting of the finance committee but Steve Griffing attended in his absence. Brian reported and Steve corroborated that the latest discussion was leading towards the Finance Committee recommending a 3-3.5% increase in the common charges to the Master Board for the 2015 budget. Goal is to meet financial obligations and build up the operational reserve to try to avoid assessment for snow removal costs over the budgeted contract.

It was mentioned that the Community was looking at three major projects in the future (Road Replacement, Roof Replacement, Deck Replacement) that would start utilizing the capital reserves. The Roads project was the most pressing and would probably commence in 2015.

Election of Directors of the Executive Board:

The terms of at least one-third (1/3) of the Directors shall expire annually as established in a resolution of the Unit Owners at the time of each election (Article II, Section 2.1b of the by-laws). Therefore, the terms of Steve Griffing and Stefanie Mischner automatically expired. (Steve Griffing and Stefanie Mischner were eligible for nomination and re-election). Steve Griffing and Stefanie Mischner were nominated and seconded to run for the board. The following Board Members were approved by those in attendance:

Steve Griffing
Steve Andrewson
Julia Brezinska
Stefanie Mischner
Brian Foster

Brian indicated a preference to not continue as Treasurer. Julia Brzezinska indicated she would be willing to serve as Treasurer.

Subsequent correspondence and voting by the Willows Board members approved, by majority, the election of officers as following for the next year:

Steve Griffing	President
Steve Andrewson	Vice President
Julia Brezinska	Treasurer
Stefanie Mischner	Secretary
Brian Foster	Director

Unfinished Business:

1. Clarification needed as to who is responsible for Outdoor Common Element Lighting Fixtures.

New Business:

Items Discussed:

1. Leaves in Gutters: It was iterated that leaf cleaning from gutters will start in the next week or so and that this is now being done annually rather than every other year.

2. Street Lighting: Continued discussion that Cypress street lighting is less than ideal. Julia Brzezinska reported that trimming was done but there is a limit to how severely the nearby trees can be pruned. It was reiterated that there would be a major cost to adding additional light poles and fixtures. The time to reconsider this would be when the roads are done. It was asked if it was necessary for the residents of Cypress to present a petition to the Master Board requesting that the addition of more lights be considered in the costs when the roads are redone. Is it possible to add individual solar power lights that would not need to be hard wired to the other lights at lower cost?

Concern: It was mentioned that it is particularly difficult to see pedestrians when they wear dark clothing. It was suggested that this could be mentioned in the newsletter.

3. Clarification needed as to who is responsible for Windows and Doors on Units.

4. Enforcement of Rules: Continued discussion concerning enforcement of rules at SWII related to state rule that accused has the right to know who made the report. It was asked if there is a lobby group petitioning the state to get this changed. It was mentioned that this may be impeding reporting of violations.

A. Speeding in the complex was cited as a concern. Possible enforcement suggestions included installation of speed cameras and additional speed bumps.

B. It was reiterated that it is the unit owner's responsibility to report a violation to Kim if they observe it and desire action.

5. The Willows decks are scheduled to be power washed and stained in 2015. The ongoing deck coatings project was reviewed. Different deck stains and coatings were applied to several test decks in the community with the goal of finding something that lasts longer than the previous semi transparent stain. The solid stain currently being used is part of the evaluation.

With no additional business, the motion was made, seconded and approved to adjourn at approx 9:00 PM.

Follow-up to Minutes above submitted by Steve Griffing 11/24/2014

I was able to get clarification of action items before publication of minutes so they are included below.

1. Responsibility for replacement of Bulbs in Front/Back Common Element lighting fixtures:

The unit owner is responsible for normal replacement of bulbs, including cost of the bulb, in common element lighting fixtures. If a unit owner wishes REI to perform this task, it would be charged to the individual unit owner. However, in the event that the physical condition of the fixture prevents routine access to the bulb (i.e. access screws are rusted) the association is responsible for remedying the specific condition and this would not be charged to the individual unit owner (the bulb remains the responsibility of the owner).

2. Responsibility for Windows and Doors:

Routine window repair including replacement of broken glass or other unit owner damage is the responsibility of the unit owners. The window frames and door frames are the responsibility of the Association. Eventually, the Association will replace the window frames and door frames and at that time new windows and doors will be installed. A unit owner may replace the window frames and doors with Board Approval but it would be done at the unit owners cost. **Important:** The unit owner (and any subsequent owners) would be responsible for any cost of maintenance etc of the replacements in perpetuity.

3. Lobbying Group to rescind state law regarding violation reporting.

REI is not aware of any lobbying group or movement to petition the state to rescind the law regarding the right of an accused to know who submitted the complaint. It is doubtful if the legislative action committee would agree to take this backward step. The change was designed to protect the residents' rights. As with any town/city/state, a defendant is entitled to know who their accuser is. The legislation was passed so that it would not be the opposite in a community association. Without that protection, residents' rights could easily be violated (ex. Complaints could reach a level considered harassment).