

STERLING Woods II – The Willows Village
Minutes of the Annual Meeting
September 9, 2024

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

Board Members Present:

Steve Griffing	President
Julia Brzezinska	Treasurer
Patricia Nevins	Vice President
Lorraine Tarascio	Director

Board Members Absent:

Stefanie Mischner	Secretary
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Sign In:

List of unit owners below. Proof of meeting approved.

Reading of Minutes of preceding meeting:

2023 meeting minutes approved with one correction (changing date on roofs for Cypress to 2024).

Reports:

Presidents Report: Steve Griffing reported updates on:

- Tree Project
- Insurance
 - Water Heater Project success 100% compliance
 - No Claims in prior year
 - Tree removal to lower risk
- Stoop Replacement
- Painting
- Deck Furniture addition (no cost to Association)
- Crack Filling
- No pool pump issues in 2024
- New Treadmill
- Roofs on Cypress Complete
- Walkway between Bradford and Service Road
- Two drainage projects completed
- Assessment Likely for 2024 for insurance payback to Reserve and excessive maintenance costs
- No major issues (as of the meeting) to believe major increase in common charges (still early in budget process however)

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

Vice President: Reported few hearing meetings.

Election of Directors of the Willows Board:

Stephen Griffing and Stefanie Mischner were recertified as members of the board.

All board officers were unanimously elected in the following positions.

Steve Griffing	President
Patricia Nevins	Vice President
Julia Brzezinska	Treasurer
Stefanie Mischner	Secretary
Lorraine Tarascio	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:

No unfinished Business

New Business:

Comments:

- Patricia Nevins will contact Kim to get better understand and details of SWII investments.
- Add power washing of back cement slabs to wish list
- Confirmation was made that we do evaluate snow contract re 55” target and can adjust as weather patterns dictate.
- Shrubs to replace open spaces between building
 - Priority to loss of privacy – all based on cost and budget for 2025
 - Cover the newly exposed utility boxes

With no additional business, the motion was made, seconded and approved to adjourn at approx. 8:15 PM.

Attendees: 9-25-2024

Steve Griffing	1504 Cypress
Vicki Vaughan	1504 Cypress
Julia Brzezinska	1601 Cypress
Mike Ross	1506 Cypress
Paula Andrewson	1706 Cypress
Mary Lee McCallen	1503 Cypress
Lorraine Tarascio	1204 Cypress
Frances Fitzgerald	1903 Cypress
Joseph Fitzgerald	1903 Cypress
Patricia Nevins	1205 Cypress
No call ins	