

South Willow Creek HOA
Annual Meeting Minutes
January 12, 2011

The Annual Meeting for South Willow Creek HOA was held January 12, 2011. 21 homeowners were in attendance.

The 2010 budget performance was discussed. The community is doing well with a 97% collection percentage.

The 2011 proposed budget was presented. The monthly condo fee will remain at \$160.00.

The loan from a few years ago has been paid off. That money is now being put into reserves for repairs such as Asphalt, concrete and stucco.

A few requests were made by homeowners as follows:

Speed bumps to be placed in the west entrance

Lawn maintenance bid to include spraying for insects such as spider mites.

Better weed control

Trimming of large trees that are rubbing against units.

Steve Randall presented a rental limitation survey. He explained that currently there is no cap.

The community has 16% being rented. The norm is between 10-30%. The board would like to get a pulse of what the community feels is a realistic percentage and then will draft a new amendment to the CC&R's. 86 homeowners will need to vote in favor of the amendment in order for it to pass. We will need volunteers to go door to door to gather votes.

5 people were nominated to serve on the board but there was not a sufficient number of home owners to establish a quorum. Therefore, a second meeting will be held for the elections on January 25, 2011 at 6:00 p.m. wherein at least 32 homes will need to be represented in person or by proxy.