

Willow Hills HOA
Monthly Board of Directors Open Meeting
Tuesday, March 15, 2022
5:30 PM
Adult Center on Rosser, Prescott

Open Meeting Minutes

Board Members Present: Dan Trembath, Dan Tate, Axel Funke

Board Members Absent: Cheryle Barkwill

Management: Deja Rabone, Community Manager Tri-City Property Management

Special Guests: None

Homeowners in attendance: Twelve (12)

I. Call to Order: 5:30 p.m. by President, Dan Trembath

II. Minutes/Consent Calendar:

- a. D. Trembath motioned to approve the December 2021 Board of Directors Meeting Minutes as well as motioned to ratify the unanimous consents of changing from cash to accrual accounting and the lawyer's opinion on Section 2.9. D. Tate seconded the motion. Motion passed unanimously.

III. Treasurer's Report

- a. A. Funke gave a financial overview which included explaining that the Association has switched from cash to accrual accounting. He thanked Tri-City and said that the accounting department is doing very well and was happy that the CPA had finished the taxes in a timely manner.

IV. Unfinished Business:

- a. Meeting dates were set for the rest of the year by the Board. They will be June 21, September 20 and December 20.
- b. D. Trembath motioned to table the trash can enclosures agenda item to the next meeting. D. Tate seconded the motion. Motion passed unanimously.
- c. Board decided to stick with the current website and reassess at a later date.
- d. D. Trembath motioned to not move forward with a reserve study and remove it from the agenda. A. Funke seconded the motion. Motion passed unanimously.

V. New Business:

- a. A. Funke motioned to have the lawyer create an amendment to the CC&Rs to add a \$200 capital contribution for new owners at the time of sale and send it to the membership for a vote. D. Trembath seconded the motion. Motion passed unanimously.
- b. Board will table pergola verbiage for rules and regulations to the next meeting.
- c. D. Trembath motioned to approve 3044 Adobe Spring's pergola. D. Tate seconded the motion. Motion passed unanimously.
- d. A. Funke motioned to approve raising the fidelity insurance from a \$10,000 limit to a \$50,000 limit. D. Trembath seconded the motion. Motion passed unanimously.
- e. The Board will table landscaping to the next meeting to give Blue Raven a chance to prove themselves. The Board promises to keep up on Blue Raven and address them as necessary.
- f. The Board will not move forward with a boulder replacement at the park due to the expense of it. This item will be removed from the agenda.

VI. Open Discussion

- a. An owner asked about putting doggy bag stations at the park. The Board explained the cost involved and that wild animals roam the park as well. Nothing will be done at this time.
- b. Another owner asked about putting cameras at the park for the vandalism that has taken place. Again, the Board discussed the costs and labor involved with these as well as the liability they open themselves to using even dummy cameras. Nothing will be done at this time.
- c. An owner asked about the weeds behind his property that backs to Prescott Lakes properties. The Board explained that this is not Willow Hills Common Area, so the HOA is not responsible for clearing this area. However, they noted that the area should be the responsibility of the homeowners of Prescott Lakes as it is within their property line. D. Trembath motioned for Tri-City to send a letter to the Prescott Lakes management company asking for them to enforce weed clearing for their homeowners. D. Tate seconded the motion. Motion passed unanimously.

VII. Adjournment:

D. Trembath motioned to adjourn the meeting. D. Tate seconded the motion. Motion passed unanimously. With no other matters to discuss, the Open Meeting adjourned at 6:35 p.m. Executive session will be postponed until the June meeting with nothing current to talk about.

Respectfully Submitted,

Deja Rabone

Deja Rabone, CAAM Community Manager
Acting Recording Secretary