

Willowbrook HOA Annual Meeting
Peninsula Grace Church, 11/02/24, 10:00am.

Meeting Called to Order: 10:10 am

- 1) Present: Carrie Kegler, Danny Mangione, Billy Cannon, Aaron Agosti, Ian Jenkins, Becca Hitchcock, Steve Ford, Ken Brown.
- 2) Approval of 2024 Annual meeting minutes – Steve Ford made motion to accept, Billy Cannon seconded. Carried.
- 3) Financial Reports 2024 – Ken Brown made motion to accept, Billy Cannon seconded. Carried.
- 4) Old Business:
 - a) Unpaid water bills – determined that small claims may be the best option for those accounts two years or more in error.
 - b) Proposals – keeping all subcontractors including well maintenance, well water testing, snow removal, and accounting because they gave the lowest bids.
 - c) Moving the Annual HOA Meeting Date – Steve Ford made motion to move the annual meeting to the LAST Saturday of January. Aaron Agosti, seconded. Motion carried. Next annual meeting will be held Saturday, January 31, 2025.
 - d) Annual water dues invoiced in January will be in sync with the new annual meeting. Ian Jenkins made motion to sync the water billing cycle with the annual meeting dates, Aaron Agosti seconds. Motion carried.
 - e) Willowbrook HOA Website – Keep it as a good tool to communicate with homeowners? All agreed, no disagreements. We'll keep the website.
- 5) New Business:
 - a) Lead Service Line Test/Report.
 - b) Director Nominations: Ian Jenkins made motion to maintain the current HOA Board of Directors; Danny Mangione as President, Carrie Kegler as Secretary, Billy Cannon, Steve Turkington, Aaron Agosti as directors. Ken Brown seconded the motion. All in favor, motion carried.
 - c) Other Concerns: Be a courteous neighbor, see something say something, mind the speed limits.
- 6) Adjournment: Ken Brown moved to adjourn the annual meeting, Ian Jenkins Seconds. Meeting adjourned at 11:41am

2026 Annual Meeting Agenda

1. List of current HOA contractors and what's changed, what remains the same for 2026.
2. Lead Service Line test/report and what is required and why.
3. Overdue water dues.