

Willow Brook Crossing Homeowners' Association

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Board Meeting Thursday, 20 January 2022

The Board of the Willow Brook Crossing Homeowners' Association convened a meeting at the home of the President, Richard A. Selleck. Present at the meeting was the current President and John F. Casper, Acting Treasurer, Kevin H. Molinaro, former Treasurer, Richard E. Foutz, Chair of the Architectural and Design Review Committee and Kevin D Johnson, Member of the Architectural and Design Review Committee. The meeting convened at 7:00pm.

Status of Income from annual HOA Dues:

56 (22.49%) Lot Accounts paid their 2022 Annual Dues Assessments in full.

193 (77.51%) Lot Accounts still owe our HOA a cumulative outstanding balance of \$75,981.84

- 9 (3.61%) Lot accounts owe more than one year of annual dues but less than \$1000.00
- 12 (4.82%) Lot accounts owe more than \$1000.00

7 of the 12 lots have active Property title liens in place

5 Lot accounts have become eligible for Property Title Liens. 3 lien notices were served to the lot owners. 1 lot owner has agreed to a monthly payment plan. 2 lot owner have not responded to their lien notices and will be referred to the HOA's attorneys for lien filings. 1 Lot owner is still under investigations pending the completion of their bankruptcy. 1 lot owner is paying \$65./mo. sporadically.

All overdue lot accounts will be assessed a compounding monthly fee of 1% of their outstanding monthly balance. The monthly fee is allowed per the "Declaration of Covenants, Easements, Conditions and Restrictions for Willow Brook Crossing Subdivision", Section IX ASSESSMENTS; ss F. Remedies; p1 Interest Late Charge.

Any Legal fees and expenses incurred by the HOA for the collection of overdue balances, lien filings/recordings and lien releases upon full repayments will be charged and added to the balances of those homeowners' lot accounts.

Of our 249 member residences there were 24 (9.64%) known residences being managed as Rental Properties.

There are 3 properties that are in contract to be sold and transferred and 1 property sale has already closed and transferred to new owners in 2022.

The board is realigning its positions. John F. Casper will resign from the treasurer position and assume the Vice President role. The board will appoint and welcome back Kevin H. Molinaro as Treasurer. Richard A. Selleck will remain and continue as President. The chair and membership of the Architectural and Design Review Committee will remain as currently is.

CODE OF REGULATIONS OF WILLOW BROOK CROSSING HOMEOWNERS' ASSOCIATION, INC. ARTICLE IV BOARD OF TRUSTEES Section 4.03. If any Member of the Board vacates membership on the Board as a result of death, resignation or any other act or reason, the remaining Member thereof may elect a new Trustee to fill the vacancy. If the remaining Trustees cannot agree upon a person to fill the vacancy within thirty (30) days after it is created, said remaining Trustees shall call a special meeting of the Members of the association to fill the vacancy, such meeting to be held within sixty (60) days after the vacancy is created. Any Trustee appointed or elected to fill a vacancy shall hold office for the unexpired term of the Trustee he or she succeeds and until his or her successor is elected and qualified, or until he or she resigns.

The Board, committee members and appointment nominees have agreed, motioned and unanimously approved the appointments of Kevin H. Molinaro as Treasurer and John F. Casper as Vice President.

The Board and committee membership reviewed and signed their 2022 Code of Ethics forms.

The board and Committee members have reviewed and approved the 2, year end State of the HOA summaries for 2020 and 2021 and agreed to publish the documents to the public facing website at <https://willowbrookcrossinghoa.com/>

The board will call a new meeting of the entire membership on, Wednesday, 09 March 2022, from 7-9pm. The meeting is to be held in the student classrooms of EastPointe Christian Church, 745 N. Waggoner Rd., Blacklick, OH 43004.

The membership will be notified of the meeting via the Association's Facebook page, Facebook Private Discussion Group, its NextDoor website presence, its public facing website at <https://willowbrookcrossinghoa.com/> and by USPS mail.

These meeting minutes were unanimously approved and accepted by the attendees.