

**WILLOW HAVEN COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 16, 2014
MINUTES**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of The Willow Haven Community Association was held on April 16, 2014 at 5:30 pm, at the community pool.

PRESENT Chris Meyer, President
Dona Kerr, Vice President
Becky Hausken, Secretary
Christine Tapia, Member at Large

Alison Cave, StoneKastle Community Management, Inc.
Lori Yarborough, StoneKastle Community Management, Inc.

ABSENT Herpaul Lee, Treasurer

CALL TO ORDER The meeting was called to order at 6:02 pm by Chris Meyer, President.

EXECUTIVE SESSION Alison Cave, Manager, reported that there was an Executive Session of the Board of Directors on February 19, 2014 to discuss collection matters, contracts and non-compliance issues.

OPEN FORUM There were five (5) homeowners present during open forum. Topics of discussion were; (1) changing homeowners names and phone numbers on the key pad used to access the community, and the installation of umbrellas at the pool.

MINUTES Motion was made by Chris Meyer and seconded by Becky Hausken to approve the Regular Session meeting minutes of February 28, 2014. Motion carried.

FINANCIAL STATEMENT The Board reviewed the financial statement for the period ending February 28, 2014 and March 31, 2014. Motion was made by Chris Meyer and seconded by Becky Hausken to approve the financial statements as submitted. Motion carried.

Accounts to write off

1553690104, 1553690105, 15537000101 – This item was tabled until the June meeting.

Accounts to Collection Attorney

1553800103 Chris Meyer motioned to ratify the non-judicial foreclosure approval from the October 2013 Executive Meeting. Donna Kerr seconded. Motion carried.

**WILLOW HAVEN COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 16, 2014 - PAGE 2**

**NEW
BUSINESS**

Proposed Rule Change

The Board reviewed the proposed rule change – No skateboards/scooters are allowed in the Willow Haven Community. After a discussion the Board denied the rule change.

Power Washing Proposal

The Board reviewed a proposal obtained from Personal Touch to power wash/steam clean the walkways throughout the community. Motion was made by Chris Meyer and seconded by Becky Hausken to approve the proposal at a cost not to exceed \$3,585.00. Motion carried.

Verizon Upgrade

Management presented correspondence from Verizon regarding an equipment upgrade. The Board approved the upgrade so long as no asphalt will be damaged during the upgrade, and that all homeowners are notified prior to the upgrade.

Reserve Study Proposals

The Board reviewed the draft reserve study prepared by Advanced Reserve Solutions, Inc. Motion was made by Chris Meyer and seconded by Becky Hausken to approve the reserve study. Motion carried.

Annual Meeting Preparation

Management reviewed the upcoming Annual election with the Board. The Annual Meeting will be held in August 2014. The Board would like to conduct a Regular Meeting following the election. There will be no nominating committee. The Board does not wish to hold suspension hearings. The record date of ownership was set for 30 days prior to the Annual Election. There are no seats up for election. The Board announced cumulative voting will apply for this election. The Board would like the excess funds to be rolled over to the subsequent years operating budget and the Board appointed StoneKastle Community Management, Inc. as the inspector of election.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:01pm.

ATTEST

Respectfully Submitted by Alison Cave, Community Manager.

**WILLOW HAVEN COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 16, 2014 - PAGE 3**

APPROVED

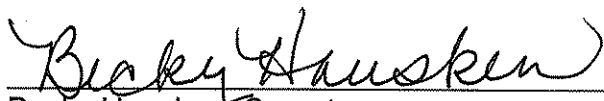


Chris Meyer, Chairman of the Meeting

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary of the Willow Haven Community Association, and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held April 16, 2014 as approved by the Chairman of the Meeting.

Dated: _____



Becky Hausken, Secretary