

**Willowbrooke Villas Home Owners Association Annual Meeting**  
**Wednesday, December 1, 2021 @ 7 pm**  
**St. George Church, 11001 Greenwood St., Lenexa, KS**

Attendees: Peter Bajich, Keith Van Loo (phone), Bob Ostgulen, Dawn Crumpley and Karen Myers. Jake Stauch, Young Management, had sign in sheets with contact information for review.

- I. **Call to Order**: President Peter Bajich called the meeting to order at 7 pm.
- II. **Welcome**: Board officers were introduced and new homeowners were welcomed.
- III. **Minutes**: Minutes of the 2019 Annual Meeting were posted on the Willowbrooke website, read by Karen, and were approved with a motion by Keith, and a second by Kay Wietharn.
- IV. **Old Business**

**Year in Review**: This report by Peter Bajich is posted on our website, where you can find more detail. The report highlighted the work done on projects such as:

- Changes to lawn maintenance, irrigation system, snow removal, etc.
- Homeowners not following proper procedures requiring architectural board approval, which will continue to be enforced.
- Legal expenses due to turnover Aug. 1, 2021 of new N. side buildings and issues with the builder/developer.
- Difficulty finding quality contractors for exterior maintenance was disappointing.
- Continuing exterior painting 2022 depending on the budget.
- Additional downspouts and thorough cleaning of existing gutters by Guillermo.
- Established two new committees, Social and Lawn & Landscape.

**Committee Reports** - These 2021 annual reports are posted on our website for your review:

- Pool and Clubhouse Committee - Karen Myers
- Social Committee - Pam Auerbach
- Landscape and Seasonal Maintenance Committee - Patty Clark

## **V. New Business**

### **Discussion of 2022 Operating and Reserve Budgets**

Bob presented an overview of the projected 2022 Budget for Operating Income and Expenses as well as the 2022 Reserve Income and Expenses.

There will be a \$25 increase, effective January 2022, which will make the new monthly assessment \$300 per month. On motion by Greg Wilson, seconded by Kay Wietharn, the 2022 budget was approved.

## **VI. Election/Voting/Results**

Three HOA Board positions were up for election. Denney Wessel and Karen Myers were the only candidates who completed Intent to Run forms. They were approved by homeowners in attendance. The Board was given approval to add the additional required member when one became available. After the meeting closed, Dawn Crumpley, who originally was not planning to run for an office, graciously accepted another two years. Karen Myers, Dawn Crumpley and Denny Wessel will serve on the HOA Board for two years, 2022-2023.

## **VII. Adjournment**

On motion by Dawn, seconded and approved, the meeting was adjourned at 8:15 p.m.

Submitted by Karen Myers, Secretary