

Willow Glen Homeowner's Association Board Meeting

March 9, 2013

In attendance: Virginia Yanowsky, Patt Newill, Mike Ehlenberger, Sarah Logan, Terry, Eric Lanning (via phone for treasurer's report).

Guest: Jackie Albin

Call to order: Patt called the meeting to order at 9:14.

Old Business:

Approval of Minutes: The February minutes were reviewed. They need to be amended to specify that the manager and bookkeeper amounts are per pay period. Patt moves to approve the amended minutes, Virginia seconds. Vote: unanimous.

Treasurer's report: Instead of a review of current accounts at this meeting, we focused on the budget.

Budget: Making the changes approved at the February meeting to the pay scale brought the deficit down to \$3800. The board looked at ways to decrease the budget in areas where we were under-budget last year. The board decided to increase the anticipated revenue from Associate memberships to \$24,000 and reduce our budget for water (based on repaired leaks and no pool fill) to \$8,000. We can adjust the budget if required and do have funds in reserves.

The board has questions about where repairs are being budgeted/attributed. Jackie was asked to figure out where they have been placed in the past and to find out an average cost of repairs for the past five years to help us know what to allocate. We believe that between increased revenue from Associate memberships, decreased waste management costs, and decreased water costs, we could allocate \$3,000 for repairs.

Jackie raised concerns about the proposed pay scale. Upon review, the board decided to revise our previous scale for lifeguards. Mike E. moved that lifeguard pay starts at \$11.50 with an increase to \$12 in year 2, \$13 in year 3, \$14 in year 4, and \$14.50 afterwards.

Virginia seconded. Vote: unanimous. The board would like to figure out an average number of hours worked by guards per summer to use to determine the number of hours worked that equal 1 year of service.

Liens: No new updates. It is clear that we need help actually filing the liens. Jackie will ask if the accountant offers these services. Sarah will research other local businesses that may offer the service.

Time Clock: Virginia reported her findings on time clocks. Mike E. moved to create a budget for the time clock of \$300 with the Time Clock Committee, Virginia and Sarah, selecting the clock. Patt seconded. Vote: unanimous.

Manager's report: We are concerned there may be a leak in the wading pool. The first step is to conduct a leak report, which should cost \$400-700.

Our next meeting will be Saturday, April 13, 2013 at 9:00 a.m. at Sarah's home (281 Sposito).

Meeting adjourned.