

Tradition At Willbrook POA
Twenty Ninth Annual Members Meeting
February 27, 2024

Minutes

I. Call to Order

Chair McLaughlin called the meeting to order at 5:35 PM

II. Introductions

Chair McLaughlin introduced the members of the current board members: Debbie Moeller, Tim Mandroc, John Gaston, and Dave Philips. As Dave are not running for re-election, Mr. McLaughlin thanked Dave for his service and was pleased to announce his willingness to continue his service to the community by working on specific projects.

III. Annual Business

Mr. Mandroc identified that he had received the proof of mailing and that a quorum of owners had responded or were present at the meeting. He also informed us that the IRS Tax Resolution was passed by acclamation.

There was a motion from Mr. Dale Guzlas to waive the reading of the minutes of last year's Annual Meeting and accept them as written. The motion was seconded by a member from the floor. All were in favor and the motion carried.

Mr. Mandroc explained the main purpose of the meeting was the election of directors for 2024. During this meeting it is necessary to elect two (2) Directors. The term of the director elected shall be three years. The people now serving on the Board whose terms are expiring are John Gaston and Dave Philips. Mr. Philips has decided not to run for another term. The candidates up for election are John Gaston, Diane Legg and Donna Rawlings.

John Gaston and Diane Legg received the most votes and will be serving on the 2024 Board.

IV. Committee Reports

Social – Mrs. Moeller reported on all the activities sponsored by the Board, which the membership accepted as information.

Architectural Review Board – Chair Zelinsky reported that there were 113 applications approved in 2023. He provided a breakdown of what the applications were for. He also reminded homeowners to submit their applications with enough time for the ARB to review the requested project before it is to be performed.

Covenants Committee – Chair Diane D'Attilio informed the residents that the committee would resume the review of the properties in March and that "friendly

Letters” are being replaced with email notifications. She asked that the emails be responded to alert the Committee member of your plans to resolve the issue.

Litchfield Beautification Foundation – Kathy McSorley reported on the activities provided by the foundation that donations are graciously accepted which the membership accepted as information.

Willbrook Road District – A report was given by John McLaughlin, which membership accepted as information.

V. Volunteer Committees and Roles -

Mr. Gaston identified the various volunteer committees and their members within Tradition and thanked them for their service. He also identified three new committees, they are Community Assistance, Finance Committee and a Community Outreach committee to assist with Celebration of Life events.

VI. Budget and Capital Improvements 2023

A report given by Chair McLaughlin was accepted by membership as information.

VII. Audits for 2023

A report given by Chair McLaughlin was accepted by membership as information.

VIII. Budget and Capital Improvements for 2024 (Exhibit A)

A report given by Chair McLaughlin was accepted by membership as information.

IX. Communications

A report given by Chair McLaughlin was accepted by membership as information.

X. Questions and Comments

The Board fielded questions previously provided by homeowners and also from the floor. The majority of the questions were concerning the potential for changes to the covenants. Specific questions were asked and answered. The Board confirmed that to make a change to the covenants 2/3 of the property owners (270) need to vote to accept the change. The requested changes will be broken down into multiple offerings to allow homeowners to focus on specific changes and not all 31 requested. There was also a question regarding the cart path on Willbrook Blvd. We understand this is a very serious issue and will keep you apprised of any future information.

XI. Adjournment

With no further business before membership, the meeting was adjourned at 6:20.

EXHIBIT A

Projects Planned for 2024

- Upgrade signage at the front and rear entrances
- Contract additional road replacements (milling & repairing)
- Continue relations with sheriff's office to control traffic on our streets
- Enhance security with implementation and monitoring of cameras at the front and back entrances and the community facilities
- Confer with legal counsel to implement approved changes for the Tradition Community Handbook
- Explore contract options for internet, phone service and cable TV
- Secure access to community website and data distribution