

Willistown Knoll Homeowners' Association
Annual Budget Meeting Minutes
December 1, 2014

The Annual Budget Meeting of the Willistown Knoll Homeowners' Association was held on December 1st, 2014 at the Willistown United Methodist Church. The following Association Board members were in attendance: Gil Brientnall, President; Bill Horst, Vice-President, Marian Derr, Treasurer; Eileen McAnally, Secretary; and Michael Blaustein.

Also, in attendance representing Mid-Atlantic Management were Diane Gothard, Regional Director and Community Manager. 40 Homeowners attended the Meeting.

Gil Brientnall, President, called the meeting to order at 7 PM. He introduced the members of the Board, Diane Gothard. He acknowledged Michael Blaustein as a newly appointed Board Member (August, 2014). Gil welcomed all Homeowners and acknowledged their support. All Homeowners had been mailed the Approved 2015 Budget and 2015 Budget Expense by Category Summary prior to the Meeting.

Gil presented the agenda and an overview for the meeting which was to present the Association's budget for 2015 which was adopted on November 6th and to adopt a resolution to minimize the Association's taxes. He also explained that the Board would hold a special Stucco Remediation Project Meeting after the Board and Stucco Committee had further information which will be obtained from the Falcon Engineering pending approval of the contract with Falcon Engineering.

Homeowners were provided updates by Board Members on the following topics: Obtaining the 80% vote for the Sale of the Fruh House; Cornerstone Performance related to Landscaping and Snow Removal; Parcel 36; MAMC Performance and other related Budget topics.

Marian Derr, Treasurer, presented the Approved 2015 Budget. Marian stated that the monthly dues will increase to \$230 per month for 2015. This increase has been the first increase since 2011. She reviewed the variable and fixed fees for the Association. Marian also explained that the Board is committed to maintaining the home values in our community so the 2015 Budget reflects the funds to provide the necessary services and respond to homeowners' requests for landscaping, painting and other services.

Marian and other Board Members answered Homeowners' questions that had been

received prior to the Meeting including Reserves, Budget Expenses, Workers' Compensation Insurance Coverage, the Fruh House Sale, Paper Invoices from MAMC and the Stucco Remediation Project.

Marian also explained the Revenue Ruling 70-604 Election Resolution which was mailed with the 2015 Budget Information and distributed at the meeting. A vote to approve the Resolution was held. It was explained to the members present that the Board would determine subsequent to the meeting whether a quorum sufficient for the purposes of this vote had been satisfied. If not, homeowners will be asked to vote again at a later date.

A question and answer period was held. Topics included Stucco Remediation; Sale and Resale of Homes during the Stucco Remediation Project; Landscaping; Snow Removal; Late Fees Increase; Use of the Volo Communication System and the Sale of the Fruh House.

The Meeting was adjourned at 8:15 PM.

Respectfully submitted,

Eileen McAnally
Secretary