

**WILLISTOWN KNOLL HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
NOVEMBER 6, 2014**

A Board of Directors Meeting was held on November 6, 2014 via conference call for the purpose of reviewing and approving the 2015 Budget. The following Association Board members were in attendance: Gil Brientnall, President; Bill Horst, Vice President; Eileen McAnally, Secretary; Marian Derr, Treasurer and Michael Blaustein.

**I. Call to Order**

Gil Brientnall, President, called the meeting to order at 8:45 AM.

**II. Establishment of Quorum**

Board members were in attendance as noted above. A quorum was established.

**III. 2015 Budget**

The revised draft 2015 Budget was reviewed and discussed. Board Members had been sent the revised draft of the 2015 Budget after the October 30, 2014 Budget Preparation Meeting in advance of this meeting. Expenses discussed in detail included Bad Debts, Snow Removal, Landscape Other Services related to aging and dying trees and shrubs, projected 2014 deficit, and Painting. After a lengthy discussion, it was agreed that the Snow Removal budgeted amount would remain the same as in prior years and excess snow expenses would be made up in the form of a Snow Removal Assessment, if needed.

Members agreed that since the homeowner assessment had not been increased since 2011, an increase to \$230 was necessary to properly cover the cost of services and expenses that are needed to properly maintain the Community and requested by Homeowners.

**MOTION** made and unanimously approved the 2015 Budget of total income and expenses of \$561,420 as amended during today's discussion pending review by all Board Members by end of day November 7, 2014.

**IV. Adjournment**

The meeting was adjourned at 9:33 AM.

Respectfully submitted,

Eileen McAnally  
Secretary