

# **WILLOW TRACE TOWNHOME ASSOCIATION, INC.**

BOARD OF DIRECTORS MEETING  
JANUARY 12<sup>TH</sup>, 2021

**MEMBERS PRESENT:** Robert Duvnjak, Karen Slicker, Bob Comfort, Vicki Mobus and Vanessa Holmes.

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

Homeowners: There were 3 owners present for the meeting via Zoom virtual meeting.

**CALL TO ORDER:** The meeting to order at 6:00 p.m.

**APPROVAL OF MINUTES:** Vicki Mobus moved to approve the November 10th, 2020 meeting minutes. Robert Duvnjak seconded the motion. The motion carried unanimously.

**FINANCIALS:** Robert Duvnjak moved to approve the unaudited November and December 2020 financials as presented. Karen Slicker second the motion. The motion carried unanimously.

**ASSOCIATION BUSINESS:**

**MAILBOX REPLACEMENT:** The Board reviewed and discussed the replacement of mailboxes that have been damaged due to vandalism. This item has been tabled for the manager to find out if the repair/replacement can be submitted to the Outdoor Property Coverage Endorsement.

**DRIVEWAY REPAIRS:** The owner at 20374 E. Quincy Drive requested that the driveway of her unit be repaired/replaced. With conversation with the Association Attorney, Vanessa Holmes moved to deny the request by the owner for the reason of the maintenance, repair and replacement per the Governing Documents to be of the homeowner. Robert Duvnjak second the motion. This motion did not carry unanimously.

**OFFICER POSITIONS:** Officer Positions for 2021 are as follows: Bob Comfort, President; Vanessa Holmes, Vice President; Karen Slicker, Treasurer, Robert Duvnjak, Secretary; Vicki Mobus, Member at Large. Karen Slicker moved to approve officer positions as discussed. Vanessa Holmes second the motion. The motion carried unanimously.

**ADJOURNMENT:**

The meeting was adjourned at 8:46 p.m. Next Board of Directors meeting is scheduled for February 9<sup>th</sup>, 2021. There will be communication sent to owners for the attendance through Zoom virtual meetings.