

**Willow Trace Townhomes**  
Board of Directors Meeting Minutes  
May 10, 2022, 2022  
Via Zoom at 6:00 PM

**Board members present:** Bob Comfort, Karen Slicker, Vanessa Holmes, Vicki Mobus and Chris Porter

**CPMG:** Debra Vickrey, AMS, PCAM – Association Manager

Quorum of Board of Directors established. Meeting called to order at 6:10 PM. by Vanessa Holmes. Minutes were taken and transcribed by Debra Vickrey.

**Minutes:**

- **Motion** to approve the March 8, 2022 minutes was made by Karen Slicker, seconded by Bob Comfort and passed unanimously.

**Homeowner Forum:** 1 attendee

- No comments

**Presidents Report:** Vanessa Holmes

- Vanessa suggested the board consider xeriscape options, where appropriate, to begin to reduce water usage.
- She was concerned about the condition of some patios, which will be addressed in the new rules once adopted.

**Association Manager's Report:** Debra Vickrey

- Update on monthly operations.

**Discussion Items:**

- The Board reviewed a draft revision of the rules and regulations. Some edits were proposed. Once CPMG completes edits rules they will be mailed to homeowners for review and comment.

**Contract Proposals:**

- No action taken on gutter cleaning proposal the Board wants to revisit in the fall.

**Financials/Legal:**

- **Motion** to accept the March - April 2022 financials presented by CPMG, subject to audit, was made by Karen Slicker, seconded by Bob Comfort and passed unanimously.

**Architectural Requests:**

- **Motion** to approve the request from 4336 S Jebel Lane for window replacements was made by Karen Slicker, seconded by Bob Comfort and passed unanimously.

