

**Williamsbrook Condominiums HOA Board Meeting
for February 6, 2025**

The February 6, 2025, Board Meeting was called to order at 6:05 p.m. by HOA President Debra McDaniel which was held at the Central Resource Library in Conference Room12.

Board Members in Attendance:

Debra McDaniel President
Sandra Campos, Vice President
Amy Martin, Treasurer
Adrienne Foster, Secretary

Centennial Management Representatives in Attendance:

Lisa Allison, Community Manager

Homeowner's Forum: Homeowner from #7440 was present.

Approval of December 10, 2024, Minutes: Foster was not able to bring the minutes therefore will be presented at the next Board meeting.

POOL DISCUSSION

- Call with Jim Bourquin at Select Pools to discuss JOCO Pool Codes (signage and automated chemical monitoring and feeding). Jim went over all the signage for the pool as well as the need for the upgrades so that we are compliant with JOCO Pool Codes. It was agreed that the Board will go over signage for the pool at their next Board meeting.
- After many questions from the Board, Lisa will reach out to Johnson County to see if they will grandfather our pool so that we do not have to comply with the new rules and if we can receive exceptions for some of the new pool requirements such as the feeder.

Monthly Reports:

Centennial Management Report provided by Lisa Allison:

- Centennial has a new corporate accountant
- #7436 – rental wherein the previous tenants who got married on the grounds but moved to Chicago. There will be new renters
- #7434 – was recently sold and the new owner is renting this condo.
 - What is the HOA's recourse if someone sells their condo and decides to rent it without the HOA's permission? We currently do not have any teeth in our bylaws.
- #7418 – this is also a rental, and the renters have recently moved out and the owner has stated that there will be new renters.

Treasurer's Report was provided by Treasurer, Amy Martin

- Review of the financial statements
- #7462 & #7476 – both are in collection status and the attorney will file liens for their overdue HOA dues
- Discussion regarding overview of December's discussion on how the Board came to the decision on the special assessment versus increasing the monthly dues. McDaniels presented a handout titled 'Comparison of Johnson County Townhouses and Condominiums with Current Similar Selling Prices as Williamsbrook Condominiums and their HOA Fees,' that was from 01/29/2025 Realtor.com, which showed that the average HOA Fee is \$532.00. The Board stands by their December 2024 decision to the special assessment. A letter was sent to homeowners back on December 16, 2024 notifying of them of the special assessment which will be due by May 1, 2025.

The President Report was provided by McDaniel who reported on the following:

- McDaniel went over her handout that is outlined in the Treasurer's Report.

OPEN ISSUES

- Brick Repair at Pool – keep as an open issue
- Sandra Deck Repair – will not be done until Spring 2025

WORK ORDERS

- 7404 Nall – Porch Light repaired -not working

ARC REQUESTS

- 7458 – Push deck out to edge of next unit to make it larger – resident has sent more information as requested that the HOA Board has reviewed
- **MOTION** made by Martin seconded by Campos to approve the ARC Request, however, the homeowner will be required to have the contractor performing the work to have \$1 Million insurance and the stain on the deck must match the color of the painted decks. Motion passed unanimously.

NEW BUSINESS

- KC Disposal Contract Review – GFL picking up bins on 02/28/2025. This does not include recycling bins. **MOTION** made by Foster, seconded by Martin to approve the KC Disposal contract.
- Rental Units
 - 7436 New Renter – see Centennial Management's report

- 7418 Renting or selling – see Centennial Management's report
- Snow Removal Feedback – snow was piled up in the guest parking spot by #7402 – please notify Jim Seals to not pile up snow in any parking spot
- Resident parking and guest spots – homeowners should not park in “Guest Spots” on the weekends. We have residents who own multiple cars who are parking in Guest parking spots throughout the entire week and weekend. Therefore, if a homeowner has a guest during the week or over the weekend they do not have access to the guest parking spot.
- Tree Replacement in Spring Discussion – 2024 storm took out trees on the north and northeast side of the property – McDaniels brought up tree study performed by one of the homeowners. Until the Board can have a better outlook on the HOA’s financial position, the Board will hold on any decisions regarding tree replacement.
- 2025 Special Assessment – see Centennial Management’s report.

Next proposed HOA Board meeting via zoom was tentatively set for March 20, 2025. The HOA Annual meeting is set for 3rd Mondy of April, April 21, 2025 wherein there will be Board elections. **MOTION** to Adjourn by McDaniel and seconded by Foster at 7:43 p.m. The motion was unanimously approved.