

Willow Springs Homeowners Association (WSHOA) Hybrid Board of Directors Meeting, June 24th, 2021 – 6:30PM

Virtual information posted prior to meeting.

Attendees:

Dave Titchenal, President  
Sylvia Watterson, Secretary  
Sarah Garcia, Treasurer  
Scott Skatell, Vice President  
Dave Perry, board member  
Fran Johnson, board member

Absent:

Darleen Titchenal, Office Manager  
Ron Sanders, Maintenance Supervisor

Visitors:

Jeff Kerns, TUD Director  
Don Perkins, Interim TUD General Manager

1. Meeting called to order at 6:30 PM.

2. Visitors Concerns and Comments: Jeff Kerns, TUD Director and Don Perkins, Interim TUD General Manager spoke to publicize the opportunity for Tuolumne County to purchase senior water rights from PG&E.

3. Annual Meeting

(a) Elections: Per current state law, election of board directors is required every year and multiple expenses are incurred.

(b) Budget: The budget was reviewed during the meeting. The current budget for 2021-2022 is \$123,100.00

(c) Reserve Plan: The reserve account is in place for repair/replacement costs and for upgrades of communal areas. The WSHOA is required by law to maintain these funds and it must be audited every 3 years. \$2450/quarter is deposited in the reserve account. Reserve Account Balance is \$75,785.54. Written report provided by Dave T.

(d) Capital Plan: The capital account is maintained for current needs. Written report provided by Dave T.

(e) Insurance Plan: Adequate insurance coverage must be maintained by the association. \$14,000 is in the account to pay for each policy as it comes due. Written report provided by Dave T.

(f) Other: Discussion of employees should be placed on the July agenda.

4. President's Report, David Titchenal: No additional information.

12. Meeting adjourned at 7:53 PM.

Respectfully submitted by Sylvia Watterson, Secretary WSHOA