

Willow Springs Association Board of Directors Meeting Minutes January 28, 2021 – 6:30PM  
THIS MEETING WILL BE VIRTUAL ONLY. IF YOU CHOOSE TO ATTEND YOU WILL NEED TO CALL IN OR USE YOUR COMPUTER OR OTHER DEVICE TO LOG IN.

Topic: WSHOA Mtg

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Attendees:

Dave Titchenal, President

Darleen Titchenal, Office Manager

Scott Skatell, Vice President

Sarah Garcia, Treasurer

Sylvia Watterson, Secretary

Fran Johnson, board member

Dave Perry, board member

Nadiia Lysiak, Media Technician

Absent:

Ron Sanders, Maintenance Supervisor

Visitors:

John & Austin Sousa

Connie Garcia

Joan Whittington

Terri Neher

1. Meeting called to order at 6:32 PM by Dave Titchenal.
2. Visitors Concerns and Comments: Motion to accept plaque & wording on plaque for historical lumber dolly composed and amended by John & Austin Sousa by Sylvia, seconded by Scott, motion carried.
3. Approval of December Minutes: Motion to approve December 2020 minutes made by Fran, seconded by Dave P. (Doc), motion carried.
4. Office Manager Report – Darleen Titchenal: Pre-lien letters sent; 5 homeowners paid in full. Work continuing to obtain deeds of trust on properties owned by TUD in Willow Springs. New office assistant quit. Signatures on new CC&Rs continue to be submitted.
5. Treasurer Report – Sarah Garcia: Dave P. (Doc) made a motion to approve the treasurer’s report, Scott seconded the motion, motion carried.
6. Maintenance Manager Report – Ron Sanders: Clubhouse roof needs to have an evaluation for replacement. \$17,000.00 is in reserve account for this purpose.
7. Communications report (social media, web, newsletter) Nadiia Lysiak: Nadiia gave notice last week.
8. Board Members Report (Directors may speak on issue of concern) No motion made. Green waste container proposal by Sarah will be added to the **February agenda**.
9. Presidents Report David Titchenal: Dave wants to suspend reserve account; this will be added to the **February agenda**.
  - (a) Update on Improvements: No update.

(b) Update on lumber dolly: See "Visitors Concerns".

10. Open Business

(a) Emergency Access/Egress: Dave contacted Tuolumne County to evaluate the area exiting Willow Springs via Oman Dr.

(b) Firewise: Dave T. contacted Firewise and began the application process.

(c) TUD contracts – report from Ad Hoc committee need new committee head. This will be added to the newsletter.

(d) Physical Security Assessments – Scott Skatell: Scott will look for a company to provide security.

(e) Discussion on ADA Access to facilities – Taking out the steps.: The steps are not an ADA compliant issue; removal of the steps is a safety consideration.

11. New Business

(a) Suspend payments to Reserve Account (2 cycles) This will be added to the **February agenda**.

(b) New lake maintenance company SOLitude: Current lake maintenance is done only on the large lake by the Lake Doctor. SOLitude representative evaluated the lakes and made a proposal for both lakes. Decision needs to be made by November. The proposal will be added to the **February agenda**.

(c) Snow Plowing Contract: This request will be added to the newsletter. The cost to purchase a tractor by WSHOA needs to be raised. This will be added to the **February agenda**.

(d) COVID 19 and WSHOA: No additional information.

12. Meeting adjourned at 8:24 PM

Respectfully submitted by Sylvia Watterson, WSHOA

