

Willow Walk Homeowners Association  
HOA Board Meeting  
June 16, 2025

Call to order: Kenny Bulla

Attendees: Kenny Bulla, Laquita Barron, Nicole Dennis, Beth Ellis, Mike Marra, J.D. Leake, Frank Linn, Ashlie Buttleman, Vance Butterman

At-large: Frank Linn

Treasure's Report: Reviewed and approved. 96% dues paid in full

ACC Report: Nothing new to report

Discussion:

1. Grapefruit tree at Wood Chase and Turtle Creek—cleanup and tree replacement complete
2. Request to plant willow trees at various locations—J.D. Leake will provide quote
3. Status of WW attorney Bedsole meeting on April 15, 2025—WW board members Bulla and Barron sought advice on amending covenants to prohibit Airbnbs in WW. Bedsole to send recommendations to board.
4. Board noted that Article III, Section 3.4 of the WW covenants allows the board to make decisions regarding use of WW common areas.
5. In response to various requests, the board decided the following:
  - a. To continue board meetings, as specified in the covenants. The board will hold other meetings, outside those specified, as needed.
  - b. To establish tortoise signage at select locations
  - c. To reject a proposal to establish benches in common areas. Reasons cited included liability issues, potential trash accumulation, and a general lack of use.
  - d. To continue to use U.S. mail and website as the primary means of communication with WW owners. Lack of information such as email addresses and mobile phone numbers limits the effectiveness and thoroughness of other communication formats.
6. Beth Ellis will contact regarding road repairs at several sites in WW.
7. J.D. Leake will contact the county regarding gravel driveway at 569 Willow Walk Place.

Motion to adjourn: Kenny Bulla