

Minutes of the Willowin Hunting Hills HOA Annual Meeting  
Held October 29, 2009 at the Purcellville Community Center, Purcellville, VA

**Presiding Board Members:**

Brian Biesecker-President  
Sallie Hyman-Secretary and Vice President  
Dan Kelly-Treasurer

**HOA members in attendance:**

Joe Graber Terri Coulter Adrienne Corti/Bob Trapp  
Tim and Susan Zilke Kim Kadesch Leslie McFadden  
Tammy Jencen Holly Lipski

**HOA Board Activities for the 2008-2009 year**

- Taxes for 2007 and 2008 were filed with Pitts and Co. The HOA's investments did well enough that we owed the IRS ~\$16.00.
- Capital Reserve Fund monies were invested in a one year CD.
- All but 3 families had paid there dues at the time of the meeting.

**New Business:**

- The HOA is looking into improving the Director and Officers Liability Insurance
- Adrienne Corti asked that we look into increasing the Umbrella Liability Policy
- The HOA would like to dust coat the gravel roads in the spring/summer to help keep dust down. The gravel roads may also need some resurfacing in the spring as well.
- Long's Grading may not do snow plowing this year. We will research this. Grass Choppers may be able to replace Long's.
- The county street sign and Greggsville and Hunt Valley Ln is missing. We will contact the county to see if we can get a replacement.
- The matter of covenant violations was brought up. The Board continues to have a non-policing policy and if a matter bothers you, please contact us. The board will meet to discuss what type of actions/fines can be taken to enforce the covenants.

**HOA Finances:**

- Dan Kelly prepared the HOA finance report for the 2008-2009 year and the projected budget for the 2009-2010 year. Dues were able to be decreased this past year and we should still be in good financial shape. We currently have \$122,628.00 on hand.

**Board Member Elections:**

Susan Zilke was nominated and unanimously elected to replace outgoing board member Dan Kelly.