

## *Willow Run Home Owners Association*

### **Annual Meeting Minutes**

September 18, 2021

#### **Present:**

Blake Wride, Vice-President/Acting President  
Gaye Jensen, Secretary/Treasurer  
Dale Curtis, Board Member  
Tom Carter, Board Member  
Randy Ewell, Board Member  
Rudy, Odorizzi Paul Properties

#### Owners/Tenants:

Jim Wheeler,  
Pam Smothers  
Joe and Natalie Wilkerson,  
Lane and Janet Janke  
Jeanette Honey  
Nancy Knighton  
David Estem  
Mary Kay Orozo  
Sheri and Greg Proffit  
Carl Gallecos  
Kim Young  
Greg and Lonnie Kearney  
Steve and Sydney Coombs  
Norma Mitchell  
Nyla and David Pilkington  
Sue Olson

Kent Rampton  
Doug and Mary Judd  
Kathy Wride  
Sue Ann Jensen  
Lynn Tucker  
Ray Jensen  
Charlotte and Errol Ross  
Lynne Hinton  
Shelly Heuser  
Karina Cazares  
Kandace and Robert Steadman  
W. Jenkins  
Stephani Allred  
AhnaLisse Gubler  
Helen Thomas  
Nancy Knighton

#### **Welcome and Announcements**

- Blake Wride, Acting Willow Run HOA Board President, called the meeting to order and introduced the current board members to the audience.
- Gaye made several announcements before the planned agenda items:
  - Willow Run neighbors have organized a Game Night for every Wednesday at 6:30 pm in the Clubhouse.
  - The store room in the Clubhouse is available for any artist who would like to paint at the Clubhouse and have a place to store their supplies.
  - Joe Wilkinson announced the Willow Run Website: [willowrunstg.com](http://willowrunstg.com)
  - A group of volunteers are collecting contributions to purchase a ¾ pool table for the Clubhouse. Contributions may be sent to Joe Wilkinson.

## Financial Report

- Rudy O. from Paul Properties presented the Financial Report. Cash balance as of June 30, 2021:
  - Operating Account   \$ 44,384
  - Reserve Account      45,382
  - Total Cash             \$ 89,796
- Rudy also presented a breakdown of the HOA monthly fee for 2021-2022 budget. Monthly expenses revealed that although our HOA monthly fee is \$ 225, the breakdown shows that we are actually spending \$ 246 per month.
- The new elected Board will address our financial situation.

## Committee Reports

- At the July 16<sup>th</sup> Board Meeting this summer the Board approved hiring a local handyman with years of experience working with HOAs to help us catch up with the many maintenance projects, both large and small. We are currently putting together a master list of maintenance projects that needs to be accomplished. Priorities include electrical issues and maintaining/repairing stairs at the condos.
- In late May the compressor for the air conditioning unit in the indoor swimming pool completely failed and was replaced in time for the Memorial Day Weekend. Two of the ceiling exhaust fans out of four in the indoor pool also malfunctioned this summer. They are over 30 years old and the Board has approved ordering a replacement system. Due to world shipping issues and other concerns, it will likely be another month before the parts are here.
- The “Willow Run Volunteers” are a group of full time to almost full time neighbors who want to improve Willow Run and also save the HOA money. They have trimmed numerous trees and palms, and in one case, removed an entire tree. One of their biggest projects has been to clean all the gutters on the first level, homes and condos, and to install foam debris barriers in the gutters most impacted by the trees. That project is expected to be completed by October 15<sup>th</sup>. The Board is looking forward to planning several work parties next year, such as painting the outside wall.
- Maintenance and repairs will begin again on condo stairs.

## Insurance Discussion

Our Willow Run insurance policy for the complex has a \$20,000 deductible when there is a claim for damage for which the HOA is responsible. This means that the homeowner or their personal home owners’ insurance policy is responsible for covering the first \$20,000 of any HOA claim. Owners should check with their own insurance

carrier to verify if they have this type of gap coverage, often known as an “H06 policy”. For a small fee this coverage of the HOA’s deductible can be added to an individual’s home owner coverage. In summary, the homeowner whose unit is affected by damage is responsible to pay the HOA’s deductible of up to \$20,000 or to have a policy themselves that will cover the HOA deductible. The HOA agent for Willow Run is Alec Fawson and he is willing to answer owner questions. He may be reached at (435) 865-6444.

## **Election of Four Board Members**

Terms continuing: Blake Wride, Dale Curtis, and Gaye Jensen

Newly Elected: Kent T. Rampton, Joe Wilkinson, Jim Wheeler, and Lane Janke

## **Open Forum: Home Owner Comments**

- ✓ Concerns expressed over lawn care and problem trees
- ✓ Recommendation for PP to include the phone number when informing owners about the date of the pest control contractor.
- ✓ Recommendation that PP send out a statement and offer an automatic withdrawal option
- ✓ Request for a new tree to replace one that fell and was removed (#58)
- ✓ Back patio in bad shape, needs replacement (A 106)
- ✓ Wants to paint garage door (#60)
- ✓ Needs assistance with replacing a tile on roof (#30)
- ✓ Concerned that the tiles that go around the edge of the indoor are dirty and need to be cleaned. (J212)
- ✓ Carport lights need to be cleaned.
- ✓ Complaints about reaching Paul Properties
- ✓ Recommendation to the Board to monitor the work of the contractors to ensure the HOA is getting what they are paying for.

The Board was adjourned at 12:00 noon, followed by a box lunch social.

Respectfully Submitted,  
Gaye Jensen, Willow Run Board of Directors, Secretary