

Willow Run Home Owners Association Board of Directors Meeting Minutes

January 8, 2022

Board Present:

Jim Wheeler, President
Joe Wilkerson, Vice President
Kent Rampton, Treasurer
Gaye Jensen, Secretary
Lane, Member-at-large
Dale Curtis, Member-at-large, excused
Blake Wride, Member-at-large (participation via Zoom)

Owners/Tenants Present:

David Estum
Pam Smothers
Doug Judd
Greg and Lonnie Kearney
Janet Janke

Reserve Study Update: The report is a 30-year projection completed at no cost to the HOA through the efforts of Kent Rampton and colleagues. We are hoping to save money this year with the A-Building major repairs loan being paid off in May 2022. We also need to begin building up the reserves, as well as to continue with the smaller repairs and deferred maintenance.

Insurance Discussion with Doug Judd: Our HOA had a significant history of loss, 12 claims, which would have elevated the cost of the policy to \$40,000 annually, if no changes were made. Doug used that opportunity to research a policy that would meet the unique needs of our community and properly reflect the value of the owners' properties (now a \$21 million policy). However, in order to keep the insurance policy affordable, the policy deductible is now \$20,000 per claim. If there is damage that the HOA is responsible for (for example, tree damage to the roof), the effected owner has to cover the HOA deductible before the policy becomes effective.

Owners need to check with their specific homeowner's insurance agent to determine if they are covered in the event of a situation like the above example. Although you may assume that you are covered because you have a general home owners policy, you might be surprised to find you are not for this particular benefit. For a low cost of approximately \$10 a year, the home owner can add this specific coverage to their policy and not be worried about future unanticipated expenses related to the insurance coverage/deductible.

Paul Properties Update: Joe sent out a mass email to update the membership that the HOA only is contracting with Paul Properties for accounting services for 2022. The Board will communicate directly with home owners to resolve issues and problems.

Pool: Joe is the liaison for indoor/outdoor pool issues, including security/key fobs.

Maintenance: Our handy man will be assessing the condition of the balconies and stairways.

Yard Maintenance: Lane met with three companies to understand and compare services. Costs are fairly similar. Blake noted that institutional knowledge is a very important and the crew lead for Rainmaker is a valuable resource. The Board agree that given the other changes recently made, we would revisit the current contract in two months.

Renters: Owners who rent out their units are required to submit a completed "Rental/Lease Information Form" which can be found on the website: www.willowrunstg.com.

Parking Violations: The HOA Rules and Regulations in Sections 3 and 7 describe the rules for Posted and Unposted Rules and Payment of Fines. The HOA does not want to fine people, however, street parking and parking in common areas where vehicles appear to be abandoned is a common problem. Recently an owner was not responding to violation warnings. We could have had the vehicle towed at the owner's expense, however, instead decided to use a "boot" and the situation was quickly resolved. As this strategy is new and not specifically described in the Rules and Regulations; the Board will clarify the policy in writing.

Home Owner Comments:

- ✓ Pam reminded the Board about several holes in the lawn behind the J-Building from trees that were removed years ago.
- ✓ A potential cost cutting measure was briefly mentioned: evaluating whether to continue with the contract for TDS in 2023 when the agreement with Willow Run ends. Owners are concerned that the Board might consider not renewing the contract, but directing the savings to bills and reserve building without a corresponding decrease in the monthly dues. Response: The Board realizes that any action with such a personal impact needs to be fully thought out with pros and cons, alternatives, and solid logic as to why that particular financial option makes sense.
- ✓ David in J-112 is positioned to see the south dumpster near the main entrance to Willow Run. He frequently sees what appear to be random people dumping garbage in the dumpster. He has questioned people as to their connection to Willow Run, but

it is not always pleasant to do so. He would like a flyer to hand to people explaining the policy.

- ✓ Pam is concerned about trees creating cracks in her back patio. Tree removal will be on the meeting agenda for next month.

Next Meeting:

Saturday, February 12, 2022, 1pm Willow Run Clubhouse

Motions:

- Ken moved and Joe seconded the motion to set up an account for donations and petty cash for projects. The motion passed unanimously.
- Joe moved and Ken seconded the motion to adjourn the Board meeting. The motion passed unanimously.

Respectfully Submitted,

Gaye Jensen, HOA Secretary