

# ***Willow Run Home Owners Association***

## **Board of Directors Meeting Minutes**

January 14, 2023

### **Board Present:**

Jim Wheeler, President	Clubhouse
Joe Wilkinson, Vice-President	Clubhouse
Secretary	Vacant
Kent Rampton, Treasurer	Clubhouse
Blake Wride, Board Member	Clubhouse
Dale Curtis, Board Member	Clubhouse
Lane Janke, Board Member	Zoom

### **Owners/Tenants Present:**

Lance Gallegos	David Estum	Sue Ann Hill
Lonnie/Greg Kearney	Josh Hannay	David Bailey
Mary/Doug Judd	Judy Lever	

The meeting was opened at 1:00 pm with the welcome and introductions.

The Nov 13, 2022 Board Minutes are not yet available and have not been approved or posted on the website, [www.willowrunstg.com](http://www.willowrunstg.com)

### **Financial Report:**

January is the first month on our new calendar year. The budget was reviewed and in conjunction with Paul Properties, a new 2023 budget will be put together. In review of our 2022 budget, the HOA has seen a move in the right direction with regards to our financial well-being and getting our expenses and contracts under control. Of the 3 accounts that we have, Operational, Savings, and Reserve, the Willow Run HOA was able to increase both the operational and the savings accounts. \$0 was put into the Reserve account. We have plans to be able to grow the reserve account in 2023. The Reserve account is limited to how the funds are spent and are specific to capital expenses related to items listed on the reserve study like road maintenance, pools, exteriors... Willow Run may be "out of the woods" with regard to the Cash Operating Account, however, we need to improve our Reserve Account by several hundred thousand dollars according to the Reserve Study completed in January 2022. Willow Run financials are not published in the board meeting minutes or on the public website. If owners are interested in seeing the budget or financials, please request a copy by emailing [wlrnboard@gmail.com](mailto:wlrnboard@gmail.com)

**Pool:**

The hot tub heater has reached the end of its life and is no longer able to maintain a stable heat. The cost to replace the heater will be \$5,000.

Joe made a motion to have the pool company replace the hot tub heater. Jane Janke seconded the motion. The motion passed unanimously.

**Broken Tool Window:**

Two summers ago, a rock or baseball struck and broke the upper right westward facing window of the indoor pool house. A very generous owner approached the board and offered to pay to have the window replaced. They also wanted to purchase 2 decorative trees for the pool house. After receiving several quotes, this work was done for the cost of \$1500. Last year, another owner made a very generous donation of \$1000 which went towards new outdoor pool furniture and other beautification projects. From all of the owners at Willow Run, thank you again for your generous donations to beautify and make the Willow Run enjoyable for all.

**Maintenance and Repair:**

The J Building parking stalls will be repaired and painted as soon as the weather allows. Scotty McGhea asked the board to remind all J Building owners and guests that coming soon, the J parking stalls will be taped off for repair and painting. If you see that your stall is blocked, please be courteous and park somewhere else until this project is finished. Please remember that overnight street parking is not allowed (city ordinance) but there are plenty of parking spaces for all.

A building upper-level patios are being updated with flashing to prevent water from entering between the structure wall and the patio surface. The patios were designed to have a grade or slope to channel water away from the buildings. If owners have modified their patios with tile or a different surface, they are liable for the damage if the water is not properly draining and causes damage to the condo below. If you have a concern or question about your patio, please reach out to the board. We will have Scotty take a look at it for you.

**RV Lane Rental:**

RV lanes are available for short term rentals for owners and guests to rent on a daily, weekly, or monthly basis. Annual rentals are also available. Annual lane rental renewals are due in January for the full 2023 year. Paul Properties will be sending renewal bills to existing annual renters. If you would like to become an annual renter, lanes are still available. For more information, or to request a rental, please visit <http://willowrunstg.com/rv/>

#### **Appointment to Vacant HOA Board Position:**

Greg Kearney was appointed to the Willow Run HOA board to fill the vacant position. Greg and his wife Lonny are full time Willow Run residents. They have both participated in all of the volunteer projects and are part of the volunteer landscape and sprinkler group that have made many noticeable improvements to the property. Thank you Greg, for your willingness and ability to serve. An official vote to fill the position will take place at the annual owners meeting in September. There will be multiple board positions to vote on at that time.

#### **Volunteer Project to finish the Valley View Xeriscape Project:**

On Saturday, March 11, the HOA would like to invite all to participate in a volunteer project to finish the Valley View Xeriscape project. Last fall, we replaced all of the grass from the Guard Station to the Northern end of the property. Please plan on helping plant a few plants to match the layout and design of Phase I of the Xeriscape project that was completed several years ago.

#### **Survey Result Review:**

The results of the 2023 Planning Survey were reviewed by the board and owners in attendance. A discussion followed about owners paying for their own TV and/or Internet services and the various services that are available. Several board members are going to come up with a list of alternative service options, including speaking with TDS to get a non-contract bulk discount.

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### **Special Meeting of the Board of Directors Minutes**

The purpose of the Special Board of Directors Meeting, held on Friday Jan 19<sup>th</sup>, was to address the imminent TDS contract expiration. After reviewing the owner survey results regarding the TDS contract and discussing the TDS contract during the regular HOA Board meeting on Jan 14<sup>th</sup>, a preliminary but unofficial vote regarding the TDS contract was taken and resulted in the HOA Board not in favor of entering into a new contract with TDS for television or any other service. Upon further examination of dates and timelines, it was determined that an official vote needed to be taken before the next regular HOA Board Meeting in March. The 5 year TDS contract that the Willow Run has in place with TDS expires on Feb 26<sup>th</sup>, 2023.

Kent, Greg, and Jim all had separate discussions with TDS representatives about TV options. TDS is happy to help owners move from the current HOA contract to individual contracts with special pricing.

Two TDS field representatives will be at the clubhouse on Saturday, Jan 28<sup>th</sup> to discuss options and special discounts available to Willow Run owners. This live meeting will be live streamed via Zoom. Q&A will be available for owners to ask questions. The session will be recorded and made available for owners not in attendance, or unable to join the online zoom meeting and will be able to replay the session.

Joe made a motion that the HOA Board not extend or renew the TDS contract upon contract completion (full execution), which is Jan 26<sup>th</sup>. Kent seconded the motion and the motion passed unanimously.

The HOA will pay the final Jan 26<sup>th</sup> TDS bill, which is a pre-pay, and will give owners service until Feb 28<sup>th</sup>. Owners have one month to look at their options, including speaking with TDS representatives, and evaluating the various streaming options before their HOA provided television services end.

Joe made a motion that upon the completion of the TDS contract, that the HOA monthly dues decrease by 5%, back down to \$225. Lane seconded and the motion passed unanimously.