

## **Willow Run Board Meeting Notes**

March 11, 2023

- The meeting was called to order by HOA President Jim Wheeler at 1:00 pm.
- Minutes approved as written on the Willow Run Website.
- Financial review of Operating account was presented by Kent Rampton with a balance of \$68,966 as shown on the printed Financial Statement given to all who attended.
- Following an item-by-item review of the Budget, it was noted that this is the first time in six years we are now able to budget money to be allocated to the Reserve Account. Volunteer projects have saved us at least 50% and with the discontinuance of Cable, we have decreased expenses. We plan to increase our reserve account by \$50,000 by year end 2023 if all goes as planned, and hope to add another \$50,000 next year.
- Kent proposed we adopt the budget as noted. Blake second it- voting unanimous.
- Dave Eastum #J-112 suggested we get Paul Properties to include a monthly financial comparison from last year so we can determine our monthly savings.
- Board Member, Greg Kearney gave a report on our new landscape company- TLC. All agreed the grass looks terrible- Spurge has been treated, but will continue to be treated along with applying fertilizer and grass seed.
  - Fertilizer will be applied through the year. 4 season IFA, Commercial account for product saves about 30%.

Suggested that all sprinkler problems be reported to the Board.

#31 needs help with sprinklers

Jerry from TLC will fix sprinklers as part of his monthly charge plus parts.

It is estimated the work on Valley View (Entrance to the Property) will take about a month and a half. Project will include Plants and drip lines.

- Scotty proposes a storage shed near pool area 10x10. \$1900. Board will review location of shed and report at next meeting.
- Scotty will start work on carport repaint for J Building on April 3<sup>rd</sup>. The HOA has the paint.
- Scotty suggested a ramp in the pool area near the restroom entrance to avoid a avoid tripping potential. He also suggested repairing to the crack in the wall in restroom.
- Notice: People are still abusing the law for overnight parking on the street. Please be aware of parking regulations for complex, and pass on the information to families and friends. Greg has made some friendly reminder flyers that will be put on vehicles who are in violation.
- Ongoing Volunteer Projects (See Posting in Clubhouse)
  - Clean up rocks and edging around pool area.
  - Paint south outside wall of pool.
- Scotty: New Metal Letters will be installed for A and J Buildings
- Upcoming September elections for board and secretary.
- Leak in J building. Discussion on how to fix the problem? Rob's unit. Fix all thresholds. Get Scotty to fix leak. Blake will take the lead on this. Jim will ask Scotty to assess the situation and make recommendations as a top priority!
- Discussion on Stucco repairs. Greg and Scotty are both skilled in this area. It was decided we need to use either them or a professional to do repairs on the exterior.

Owner Issues:

- #40 key fob not working
  - #43 Outside taps and inside water shut off
  - #31 needs help with sprinklers
- Motion to adjourn by Kent Rampton at 2:15 pm. Seconded by Lane Janke and approved.
  - Next board meeting May 13 includes a work project.

Meeting attended by: Rob Meason, Greg and Lonnie Kearney, Kent Rampton, Dale Curtis, Lane and Janet Janke, Dave and Jan Page, Sherri and Greg Johnson-Profit (Phillips), Dave Estum, Jim Wheeler, Blake Wride via phone.