

***Willow Run Home Owners Association***  
**Board of Directors Meeting Minutes**

April 9, 2022

**Board Present:**

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

**Owners/Tenants Present:**

Pam Smothers  
David Bailey  
Carol Carver  
Doug Judd

The meeting was opened at 12:30 pm with the welcome and introductions.

The February 2022 Board Minutes were approved via email voting and posted on the website, [www.wiloowrunstg.com](http://www.wiloowrunstg.com).

The Financial Report was presented: Kent will contact our vendors to explain our change to a credit card for handling bills. A petty cash account was set up at Golden West Credit Union and Kent will manage the accounting. The bank loan from years ago to reinforce the A-Building is now paid in full. A false alarm fine of \$100 was paid to the police department.

Joe: Joe will be sending out a newsletter/update shortly after the meeting to highlight important points from the board meeting. Currently, there are not too many emails addressed to the Board Account. Joe is able to keep up with forwarding emails to the appropriate Board member for assistance. To send messages to the Board, email: [wlrnboard@gmail.com](mailto:wlrnboard@gmail.com).

**Liaison/Focus Area Reports:**

Joe: The A-Building area had a problem with abandoned dog poop that seems to be resolved. Gaye will look into ordering more poop bags.

We need a new Willow Run Flag. Joe noted that we also need a new logo.

Joe moved and Dale seconded to create a committee chaired by Cathy Wheeler and Doug Judd to design and procure a new flag. The motion was passed unanimously.

Other Discussion: Blake will check with a flag vendor he personally knows. Kent will check with Paul Properties about to procure new “paddles” for the pool fobs.

Collections: Kent is concerned about “late payers” that is, owners who are behind with their monthly dues. It might help to inform owners periodically that Paul Properties offers an auto-pay option. He recommends that we pursue collections in some cases.

J-205 was one of two units damaged during a storm a year and a half ago. The owners are responsible for the first \$20,000 of our HOA insurance deductible and not responding to requests. It was decided to try communicating one more time and consider sending to collections or placing a lien on the property at the next meeting.

Pest Management: Our current vendor will be at Willow Run on the 15<sup>th</sup> of April. Kent will look at the current agreement we have and compare to other vendors. Kent is authorized to cancel the current vendor.

Lane: Lane noted in his area Unit 65 needs caulking around patio doors and Unit 41 wants to have a specific shrub pulled out, plus a palm trimmed at Unit 25. Also heard concerns that there has been excessive water run off, especially at night.

Indoor Swimming Pool: Joe noted that there is a light out in the pool which will cost approximately \$275.00.

Kent moved and Lane seconded to replace the burned-out light bulb in the pool and coordinate with our swimming pool vendor to complete the job. The motion was passed unanimously.

Other pool issues: The indoor pool lower deck area is mildewy and in need of a wash. Dale offered the equipment and Kent volunteered to provide the labor.

Last fall there was a scummy “ring” around the rim of the indoor pool which was scrubbed off by volunteers. Quarterly cleaning of the rim around the indoor pool and hot tub needs to be added to the list of regularly scheduled maintenance.

There is a hole in the floor in front of the door to the pool bathroom. It is covered by a black mat which leads to tracking in black scuff marks into the bathroom.

The upper south window in the pool e is cracking more and more. Jim will check with one of the owners who replaces windows for a living and to see what a replacement would cost.

Jim will be making repairs to the outdoor pool furniture.

The Board acknowledges that the property will have to face water restrictions this year and our grounds “will not look like a golf course”.

A reminder to owners: the HOA pays for the Clubhouse and pool area to be cleaned only once per week. The Board relies on owners and guests to clean up after themselves.

Approximately a month ago an owner noticed that someone from the direction of the apartments to the east of Willow Run had thrown rocks hitting the windshield of a car in storage resulting in damage to the car. Scotty, our handyman examined the shared wall. There is some ordinary damage to be repaired in addition to creating a higher barrier between the properties.

Lane moved and Kent seconded to replace the missing cap stones on the shared wall of the RV parking lot and to purchase and install fencing to be attached to the shared wall to prevent trespassers climbing on top of or over the wall. The motion was passed unanimously.
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2<sup>nd</sup> Annual Paint Party: The next paint party and pot-luck luncheon will be held on June 11, 2022 to paint the A-Building covered parking stalls. Residents will be asked to donate \$15 for paint supplies, etc.

Meeting adjourned at approximately 2 pm.

Respectfully Submitted,

Gaye Jensen, Secretary