

# Willow Run Board Meeting Minutes

May13, 2023

Board Members Present: Jim Wheeler, Joe Wilkinson, Kent Rampton, Lane Janke, Greg Kearney, Dale Curtis, Blake Wride

- Meeting called to order at 1:02 pm by President Jim Wheeler.  
Welcome and reminder about the annual owner meeting in Sept on the 16<sup>th</sup> at 10 AM.
- Financial Report: Kent reviewed financials including our operations account balance is around, credit card balance, which is paid off monthly. And income including dues, RV parkingt, interest, and our Q1 contributions into our reserves. When people move, we charge a recovery fee of \$300, which we are not receiving, so we need to find out where it is going and get it back.
- Repairs and Painting: Scotty reporting that the J parking structure painting project will be completed within 2 weeks. A shared maintenance repair list hosted in Google sheets was discussed to prioritize handyman work so everyone on the board can see the work list. A second handyman was discussed as Scotty's availability is limited and there is a full list of projects that need to be completed.
- A Building landings: The A203, A204 landing is rotted and has a large hole at the top of the stairs that needs to be repaired. Scotty has repaired landing and stairs before so we will have him look at it and provide a quote
- Pool/Hot Tub: Report by Joe Wilkinson  
The indoor pool heater is not consistently heating the pool and needs to be replaced. The control board is shot and the constant humidity leak has destroyed the replacement control board that we put in not too long ago. Joe made a motion to replace the heater immediately for the cost of \$4500. Greg

seconded the motion and the motion passed. Kent did not vote in favor, hoping to wait until Q3 to replace it. Joe presented the plaster options and company research that he did. He passed around a sample of the Rebound product and discussed the Pros and Cons of tradition plaster vs some of the new technology options. Joe made a motion to move forward with replastering the indoor pool and spa in Q3 for the cost of \$8k. Dale seconded the motion. The motion passed unanimously. The work will be done in September and if we like it and it turns out well, then we will do the outdoor pool in Q1 2024.

- Landscaping and Sprinklers: We are in our second month trial period with our new landscaping company. The grass is looking good. Many sprinkler repairs have been made by Greg including getting water to all of the plants on Valley View Dr. We would like to complete the Valley View drive project in the fall including getting rid of the 4 patches of grass in the park strips and the gravel in the N section. There was a discussion about bringing in Virgil on the weekends to tackle some of the larger sprinkler issues. There was also talk about getting a state refund for our Xeriscape project. Greg said that he would look into it. Kent received bids from several different companies to fertilize the large trees in the main parking lot. Kent suggested we hire one of the companies to trim, clean up the trees and inject fertilizer, which falls into the allocated budget for tree services. Greg reported on the riverrock and other stepping stones and borders that he has acquired from around the valley from facebook marketplace which has saved the HOA thousands.  
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- Security & systems: Our 5 year contract is over with Peak Alarm and we will not renew. We will keep the PDK system, but we will be getting rid of everything else including the burglary, fire, and lighting automation systems. The thermostat in the clubhouse is set to 68 and cannot be changed unless we swap out the thermostat, which we will do.