

Willow Run Board Meeting Minutes

July 8, 2023

Board Members Present: Jim Wheeler, Joe Wilkinson, Kent Rampton, Lane Janke, Greg Kearney

Board Members Excused: Dale Curtis, Blake Wride

- Meeting called to order at 1:03 pm by President Jim Wheeler. Minutes from May board meeting were approved as written and posted on the website. Kent made the motion and Lane seconded. Passed unanimously.
- Financial Report: Kent reviewed financials. It was noted that we are continuing to build up funds in our reserve account. Kent and Jim visited Paul Properties and noted we have added \$25,000 to our reserve account since January 2023. Jim mentioned that due to the recent changes in our Cable contract, we have been able to save additional money to add to the reserve account.
- Repairs and Painting: Various areas around the pool have been painted and are now completed and look great.
- Building repairs on landing staircase A202, 203, and 204 are in process and are safe now. We have accepted bids to replace the landing and decking with waterproof materials. The landing is rotted out and must be totally rebuilt. After this the other landings on the north side will be attended to. Kent moved that we accept the most cost effective bid with a five-year warranty for \$1540, Joe seconded the motion, and the vote passed unanimously.
- Pool/Hot Tub: Report by Joe Wilkinson
The hot tub has had some issues. The igniter in the hot tub went out, but it was under warranty, and has been replaced and is working fine now. The

jets continue to be an issue due to design flaws from the 1980's. They discussed capping off the first one to force additional air into the other jets to see if that will improve the water flow.

Pool heaters are all repaired or replaced.

A deposit of 4,500 has been paid for the pool resurfacing project. It will be a soft rubbery material. The work will begin in July on the indoor pools. Joe passed around color samples and suggested we select a light color to keep the area bright.

Pool resurfacing will be completed indoors this quarter. Outdoor pool surface is scheduled for the first quarter 2024.

Joe will replace the two lights in the outdoor pool in two weeks at a cost of \$350 each.

- Landscaping and Sprinklers: Greg Kearney reported the Board has hired a new company, Redrock, to do the landscaping. It was noted that the property is looking better already. The contract includes fertilizing 6 times a year, mowing, edging, trimming, some sprinkler maintenance. There are some brown spots which indicate lack of water. The Board suggested the residents take a picture of areas that need attention and send it to the board so we can make repairs. Jim noted that several units have already completed zero landscaping, and he encouraged us to continue in that direction. Please have owners fill out an architectural change form for board approval prior to making major changes.

Repairing sprinklers: The new company will do more tasks than before. Owners commented they like Redrock landscaping.

- In September, the Valley View Zeroscape project will be finished. Jim thanked those who have provided volunteer work on our zeroscape project and noted it has been a substantial cost savings to the budget. New plants have all been purchased. We have rock that is available for owners to use if desired. Joe suggested we remove yuccas from club house sidewalks that are overgrown and could cause injury. A discussion from owners followed regarding replacing the yuccas with pavers, natural stones etc.

- Entrance to the Property: Entry paving to be handled by Kent. He will be getting bids to repair the brick work.
- Board elections will be in September at the annual meeting on September 16, 2023 at 10:00 am. Complete election information, proxy ballots will be made available to all owners prior to that meeting. Additional information may be found on the website at willowrunstg.com.
- Misuse of facilities. Greg reported on “Willful Vandalism” that has been happening in the pool area. We have video of individuals throwing chairs into the pool and jumping on pool table. This type of behavior will not be tolerated. A discussion followed. Usually, it is not the owners causing the problems – it is mostly teenagers. It was suggested we fine owners \$500 plus damages for willful neglect. Parents and invited guests need to be aware. Talk to your guests about the rules. Someone suggested the fine should be \$250 minimum with no cap. Put pool rules on new fob board. Let’s make sure we nip the vandalism in the bud. No chairs in pools and hot tub. This issue will be discussed and handled further at the annual meeting in September.
- Parking structure on J roof repair. Kent reported we are in the process of looking for insurance money to cover the costs. Will repair once money comes in.
- If you see a problem with your property please take a picture and send it to the board.
- Please take note: We no longer have a handy man. Please bring all concerns to the Board for now. Scotty has taken a job in Texas, and we are looking for a replacement.

RESIDENT COMMENTS:

- Pool window on the North side has a seal that has leaked. Someone suggested the possibility of a mural on the window to cover it. Joe will look into replacement costs for old windows and will prioritize a list of windows

that need replacing. We will discuss the foggy window issue at September meeting.

- Parking stall numbers are not right on J. Blake has been assigned to sort it out and restore the numbers back to original. J103.
- One resident suggested we consider the purchase new pool furniture all matching to make the pool area more attractive for the approximate cost of \$10k.
- Another resident mentioned our HOA fees are low compared to others in the area.
- A Resident list was handed out to attendees
- Resident #31 would like her front yard landscaping to be completed. It was started but has not been finished.
- Note: Resident in #30 would like some help moving rock in September when the tractor is available.
- FYI: The HOA is responsible for the common areas. Fronts and some limited back yards
- Jeannette-has a dry spot where the sprinkler is not working.
- Lonnie Kearney noted that the property is divided up into 7 sections. This will be included in the next newsletter.
- Next Annual meeting September 16 at 10 am .
- Meeting adjourned at 2:38pm. Jim moved and Joe seconded.