

Willow Run Home Owners Association
Board of Directors Meeting Minutes

August 13, 2022 (Draft 1)

Board Present:

Jim Wheeler, President
Joe Wilkerson, Vice President
Kent Rampton, Treasurer
Gaye Jensen, Secretary
Lane, Member-at-large

Board Members Excused:

Dale Curtis, Member-at-large
Blake Wride, Member-at-large (Phone)

Owners/Tenants Present:

Greg and Lonnie Kearney #59
David Estum A-112
Pam Smothers J-106
Janet Janke #43

The meeting was opened at 9:00 am with the welcome and introductions.

The June 2022 Board Minutes were approved via email voting and posted on the website, www.wiloowrunstg.com.

Financial Report:

Kent explained the new arrangement to put as many of our bills as possible on the credit card which is now paying us back. Kent coordinates with Paul Properties who remain our accountants of record.

Ongoing Issues:

- Joe gave a landscaping presentation discussing many topics, including continuing with inappropriate trees, such as, the pines along the Valley View Drive; the "legacy" shrubs and bushes which are very thirsty; and updating sprinklers. Joe gave an example of creating a border around the back of the J-Building with crushed rock and moving the sprinklers to stop the water damage to the stucco.
- The Valley View landscaping Plan completed Phase 1, the southern section of the street landscaping. We now need to work on implementing the work to convert the center section and the northern section. Discussion ensued removing all the grass.

Jim indicated a preference for taking down completely the pines inside the property near Unit # 55.

Jim, Joe, and Lane indicated a preference for taking down completely the pines along Valley View Dr and replacing them with Oaks or Mesquites. This discussion was paused and will be resumed at the Owners meeting in Sept.

- Dale offered to help with hauling gravel, etc. for the next phases of converting to desert landscaping out front. Estimate between \$3000 and \$5000 to convert.

Kent moved and Joe seconded to begin the next phase of desert landscaping the Valley View portion of Willow Run, subject to advice given during the Annual Meeting. Motion passed. A date to begin working on the Valley View Project will be set for either October or November 2022.

- There is a debate over keeping the so called “legacy” bushes and shrubs which were popular in landscaping in the 1990s. They grow to be large, and consume a lot of water. There are good examples of hedges located by the Garbage bins. The HOA needs autonomy to make decisions when replacing sprinklers, for example, and the purpose of the following motion is to give the Landscaping Committee permission to make independent decisions when needed to proceed with the Plan.

Joe moved and Dale seconded to over time, remove the large bushes and replace with desert plants. (Does not apply to trees.) Motion passed.

- Joe and Kent discussed creating a plant nursery that could be located around the fence bordering the outside pool. It would entail creating a gravel border with a drip system to nurture small plants that can be planted throughout the property.

Joe moved and Dale seconded to create a plant nursery. Motion passed.

- Pool Update: Hot tub not working, heater is still down. Looking at installing a used heater as a new one would cost \$6999. Tried power washing the wall in the inside pool that was stained from condensation from the Pool Room where the chemicals are used and stored. Scottie will paint the wall.
- RV Security. Adding to the height of the shared wall has been completed. Kent and Jim also spoke to the mothers of several of the children who were photographed breaching the wall. We don't anticipate any more issues at this time.

Owners/Residents Comments:

- Concerned with the mowers blowing leaves every which way rather than into a pile that can actually be removed.
- Would like to see a Newsletter. Suggestion for leaving a hard copy in the Clubhouse.

Meeting adjourned at approximately 10:30 am.

Respectfully Submitted,

Gaye Jensen, Secretary