

## *Willow Run Home Owners Association*

### **Board Meeting Minutes**

October 9, 2021

#### **Present:**

Jim Wheeler, President	Clubhouse
Joe Wilkinson, Vice-President	Clubhouse
Gaye Jensen, Secretary	Clubhouse
Kent Rampton, Treasurer	Clubhouse
Blake Wride, Board Member	Zoom
Dale Curtis, Board Member	Zoom
Lane Janke, Board Member	Zoom
Doug Judd, Homeowner	Clubhouse

#### **Welcome and Announcements**

- Jim Wheeler, Willow Run HOA Board President, called the meeting to order and introduced the current board members to the audience.
- The minutes will be reviewed individually by the Board Members after this meeting and voted on via the internet: [willowrunstg.com/motion](http://willowrunstg.com/motion)

#### **Committee Reports**

- **Group exercise:** If you could have one wish for Willow Run, what would it be?
  - Kent - I would wish for a beautiful appearance.
  - Jim - I would wish for Willow Run to be financially responsible, able to dig itself out of any difficulties.
  - Joe - I would wish for financial viability leading to a beautiful place.
  - Gaye - I would wish to be able to make Willow Run beautiful by patching every crack and dent in the stucco.
  - Blake - I wish that we could get the rental situation under control.
  - Lane - I would like to get a handle on the water sprinklers.
  - Dale - I would wish that the Willow Run community be a friendly, peaceful place.
- **Discussed the work Scotty is doing on the steps for the A-Building.**
  - It was moved by Jim Wheeler and 2<sup>nd</sup> by Kent Rampton that the HOA that Scotty continue with the replacement of the steps in the A-Building and then move on to the roof damage at the A-Building garage and roofline of the J-Building. The motion was passed unanimously.

- It was moved by Jim Wheeler and 2nd by Dale Curtis to elect Kent Rampton as Treasurer. The motion was passed unanimously.
- It was moved by Blake Wride and 2nd by Lane Janke to authorize Kent Rampton to oversee the development of a Reserve Study for Willow Run. The motion was passed unanimously. Kent has knowledge of the steps required to put together a reserve study and already identified volunteer consultants. This effort will save \$3000 to \$5000.

➤ **Discussion: Areas of Focus/Responsibilities of Board Members:**

- Financial—projects, reports, contract review, meetings with contractors      Kent
- Landscaping—purchase gravel for desert landscaping to be stored in LV Lot Parking, Lanes 1 and 2.      Jim
- Contracts—seek bids from other companies for pool and Landscaping      Kent, Joe, Jim, and Lane
- Insurance Rates—seek out what other insurance carriers would charge      Gaye
- Clubhouse and Swimming Pool Bathroom Cleaning—is the Board willing to volunteer to do it every week? Need to think about the pros and cons.      Jim
- Cable TV—the contract expires in 2023: are there penalties for ending the contract early?      Dale
- Recommend a new budget based on a calendar year.      Kent

➤ **Discussion/Brainstorm: Saving Money**

- The loan will be paid off in May of 2022 which will free up funds.
- Valley View Wall Project: Ken has met a neighbor who would will to take the lead in this project, utilizing volunteers to clean and pain the Wall. Suggestion for a Fall Work Party. Also suggested to charge \$15 per unit for supplies. Blake noted that there is a negative public perception regarding fee increases.
- Another money saver would be to raise the rates in the RV Lot. Will need to discuss at the next meeting in order to give sufficient notice to the homeowners before the end of the year.
- One of our largest costs is water. Water sprinklers (breakdowns) are a major problem. Joe explained the concept of a “smart controller” system that take

control out of hands of the landscapers and automatically adjust the system. Approximately \$300 per controller. Probably need 8 units. A Phase 3 version of the product is out now which means that Phase 2 versions will be less costly. Joe willing to do all the work. Can save up to 50% on water.

- We should evaluate the service we are getting from Peak Security.
- Consider the pros and cons of reducing pool service from 2 to 3 visits per week.
- **Issue of Unregistered Renters:** Jim presented that there was a time when the HOA actively asked homeowners to fill out the renter form. We have the right to ask the homeowner for a copy of their license from the City of St. George to rent out their property.
- **Individual Homeowner Requests:**
  - Unit 62—We can take out the bush they want gone and Jim will plant any replacement provided by the Homeowner
  - Unit 51—Ask Scotty to look at crumbling cement on the back patio under the sliding glass door.
  - Unit 43—Jim will work with Lane to improve the landscaping.
  - Unit 41—Homeowner wants a consult regarding her patio cracks, likely related to tree root damage
  - Unit 63—Homeowner requesting sod, Jim will coordinate.
  - Unit 22—the homeowner can either reseed or re-sod. If this doesn't work, homeowner will need to switch to desert landscaping.
- **Documents for Board Members of Willow Run can be accessed at [drive.google.com](https://drive.google.com)**  
Contact Joe for specific details.

The next HOA Board Meeting is Saturday, November 13, 2021 at 1:00 pm at the Willow Run Clubhouse.

The Board was adjourned at 3:30pm.

Respectfully Submitted,  
Gaye Jensen, Willow Run Board of Directors, Secretary