

## *Willow Run Home Owners Association*

### **Board Meeting Minutes**

November 13, 2021

#### **Present:**

Jim Wheeler, President	Clubhouse
Joe Wilkinson, Vice-President	Clubhouse
Gaye Jensen, Secretary	Clubhouse
Kent Rampton, Treasurer	Clubhouse
Lane Janke, Board Member	Zoom
Blake Wride, Board Member	Excused
Dale Curtis, Board Member	Excused
Alyssa Knighton, Unit 57	Clubhouse
Greg and Lonnie Kearney, Unit 59	Clubhouse
Jeanette Hovey, Unit 61	Clubhouse
Sheryl P. Johnson-Proffit for D. Phillips, Unit 31	Clubhouse
Pamela Smothers, Unit J 106	Clubhouse

#### **Welcome and Announcements**

- Jim Wheeler, Willow Run HOA Board President, called the meeting to order at 1 pm.
- The minutes for the October 9, 2021 were approved by the Board Members and voted on via the internet prior to the November meeting.
- The carpentry work on the A-Building garage roof and the J-Building 3<sup>rd</sup> floor rooftop has been completed. Replacing the gutters and painting the fascia remains to be done.
- Lawn areas with uneven or missing grass have been reseeded and are showing growth.
- The steps in two stairwells of the A-Building have been replaced.
- One of the motors controlling the hot tub failed this last week. A temporary fix was made this morning for the weekend, but a permanent fix will take place next week.
- Volunteers recently power washed the outside wall on Valley View and inside the condo covered parking areas. The painting party for the outside wall is Saturday, November 20, 2021 at 9 am. Donations are being accepted for the paint and supplies.
- Robinson Tree Service has begun to trim and remove problem trees.

#### **Financial Review:**

Cash flow, operating expenses, reserve account balance and receivables were all discussed, but will not be published in these minutes since they will be on the website to the public. If you have questions, please feel free to speak any member of the board.

- Kent recommended that the Board consider changing our budget format to a calendar year which should lessen some of the confusion interpreting our budget.
- Reserve Study: Kent found another Reserve Study in 2016, in addition to the one in 2012. Kent is working with two colleagues for a nominal fee of \$1.00 each to put together our study which is expected to be ready in January 2022.
- The suggestion of paying our bills with a credit card was introduced. Some utilities may charge a fee which would impact potential revenue. Will discuss at next meeting.
- We are over budget on maintenance, water/sewer/ and pool issues.
- At this moment, the Board is open to thinking about letting the contract for TDS, which ends in 2023, run its course. This would free up a substantial amount of the monthly dues for building the reserves, as well as, continuing with all the deferred maintenance projects of the last few years.
- Paul Properties met with Jim and Kent and recommended that we increase our dues by \$25/month. This would require a 67% approval by the members who submit a vote. Concerns were expressed by owners in the audience that a \$25 increase, plus, the potential of having to personally pay for cable in 2023, would be too much for some owners.

Ken moved and Joe seconded a motion to increase the annual assessment/monthly dues by \$11.00, less than 5%, to a total of \$236 per month, effective January 1, 2022: 6 votes for and 0 against. The motion passed.

## **Committee Reports**

- RV Parking: In order to create as much flexibility as possible in the RV parking lot, Lanes 1 and 2 will be used by the HOA for storing landscaping materials, such as decorative rock for desert landscaping. Two other lanes will also be assigned to the HOA to create flexible short term parking options, particularly during holidays.

Jim moved and Ken seconded a motion to designate 4 parking stalls as assigned to the HOA, and to rent/lease the remaining parking stalls on a day, weekly, monthly, or yearly basis, effective January 1, 2022: 5 votes for and 1 against. Motion passed.

Gaye moved and Joe seconded to raise the RV Parking Rates from \$306/year to \$5.00/day, \$25/week, \$100/month, and \$1100/year effective January 1, 2022: 7 votes for and 0 against. (This motion was passed over our email voting system the week after the meeting as the subject was discussed, but the voting inadvertently overlooked with so many agenda items.)

- Rules/Fines: The discussion of fines for rule infractions was briefly discussed. It was informally agreed that if a board member thinks that a notice needs to be sent to an owner regarding personal decorations that can be seen by the public or objects in the patio space, the Board will vote on the proposal first, before notifying the owner meeting.

- Swimming Pool Area: Kent described interviewing five other pool companies. Lane suggested making a list of all the duties and expectations of a pool contractor and arranging a meeting with the Board if Kent finds a promising candidate.
- Landscaping: Jim has been working closely with Ernesto to solve issues and problems and suggested that we continue to work with Rainmaker, evaluating at the end of 6 months.
- Cleaning Contract: We currently have a contractor who cleans the clubhouse and indoor pool bathrooms weekly. Board members suggested letting go of this contract to save money with volunteers taking over weekly cleaning duties.

Joe moved and Jim seconded to take steps to end the clubhouse and indoor pool cleaning contract and use volunteers to fulfill the function: 4 votes for and 2 votes against. The motion passed.

- HOA Management: Given our financial situation at the moment, the Board debated the merits of hiring an accountant firm for money management and having the Board take over the management duties on an experimental basis for 6 months to a year.

Kent moved and Joe seconded to allow the contract with Paul Properties to lapse at the end of this year's contract: 6 votes for and 0 against. The motion passed.

The next HOA Board Meeting is Saturday, December 11, 2021 at 1:00 pm at the Willow Run Clubhouse.

Jim moved and Joe seconded to adjourn the meeting at 2:00pm.

Respectfully Submitted,

Gaye Jensen, Willow Run Board of Directors, Secretary