

South Willow Creek Meeting Agenda
July 7, 2022 6:30 pm Clubhouse

In attendance: Rachel Christensen, Melanie Kemper, Dianna Nabor, Keri Carter and Lucy Shirisia.

Lori Newren (174 Draper Park Lane) was in attendance to address the board concerning the following issues:

- a. There are no term limits for board members in the CC&R's. Any owner is free to run for a board position. Those with the most votes will be elected to the board. There are (2) 2 year positions and (3) 1 year positions. We are thankful for the few who choose to serve multiple terms given there is very little interest from the community.
- b. There are weeds in the areas where rocks were placed last year. Heavy plastic was placed in all of the planned areas but periodic weed killer especially around the edges needs to be applied. The corner by her driveway was an add on and no plastic was installed.
- c. Pool update regarding saltwater conversion. We have had to switch contractors. We are hoping to have the new equipment installed in August.
- d. Stucco repairs – noticed one homeowner painting the front of her unit. Also noted the back of the community does not have stucco cut outs under the windows like the units up front. One homeowner wanted to test the paint to be applied and since the gallon of paint was left with her she decided to paint part of the unit herself. The back of the community has metal facia that tends to peel especially those that face the sun. Will need to come up with a solution for future repairs.
- e. Budget for 2023 – It is too early to start to review the budget for 2023 although an increase is planned given the increase in costs we are absorbing for several services this year. (Garbage, cleaning, tree services, insurance, water)

1. Existing Maintenance Updates

- a. Carport Repair - Carport repairs are complete.
- b. Stucco painting - All 11 completed. We had difficulty matching some of the colors. We have more than 5 colors as previously thought.
- c. Poop Removal service
 - a. Dr Scoopy Poop was contacted. She has improved but we will keep a close eye on areas that tend to have more feces.
 - b. Compared pricing with Poop Scoop Utah. Competitor cost is: \$75 once a week vs \$60 currently

- d. Salt Water Conversion
 - a. Original contractor is no longer an option. We have contacted Plush Pools who did a great job with the resurfacing to see if they can fit us in this pool season.
- e. Pool Update
 - a. CPO Services is here 4-5 times a week but never on the weekend. Board members will take turns turning on the water timer (2 hours) to keep the water half way up the skimmer channel.
 - b. Approx \$700 has been spent on umbrellas over the past 4 years with the same poor results. This last batch broke immediately due to windy conditions and the umbrellas being left open in the tilt position. Homeowners are free to bring their own. If they have guests an owner must be in attendance to make sure our furniture is treated with respect.
- f. Shutter Replacement update
 - a. Several Owners were notified their shutters need to be replaced due to being warped or cracked. It is the owner's responsibility to pay for them.
- g. No Soliciting Signs
 - a. 2 new signs have arrived, Tracy will install at the end of the month.
- h. Mailbox painting
 - a. Tracy will repair and paint in the Fall when community maintenance is slower.
- i. Paid from Reserves update
 - a. 68K will be deposited into the reserve account this year. We have spent 34K for projects to date.
 - b. It cost \$11,000 for the 11 units that had stucco repair completed.

2. Landscaping Update

- a. Tree and branch removal / Bush trimming
 - a. Removed tree in unit 1 and stump grinding July 18th.
 - b. All bushes have been trimmed.
 - c. We have spent the planned budget for bush removal and tree trimming.
 - i. Will discuss if another day of branch trimming will be scheduled in late fall.
- b. Fertilization/Bush spray
 - a. ArborCare has sprayed ALL the bushes. Several burning bushes are distressed.
 - b. Preventative completed the 3rd fertilization July 14.

3. New Business /Requests

- a. Front Door /Frames
 - i. Property inspection occurred and flagged 21 door /frames that are in poor condition and need to be painted.
 - ii. Will send a 90-day notice to these homeowners.
- b. Pressure Washing estimate
 - a. Bid was \$10,810.80 that includes all units plus club house.
 - b. Board voted to move forward with this in early fall. Will be paid out of reserves.

c. Pool Guests

- a. Owners are giving their pool key to guests and continuing to let people in who do not live here. Pool rules state all guests must be accompanied by the homeowner.

4. Financials

- a. Review of Delinquencies