

South Willow Creek Meeting  
Nov 3, 2022 6:30 pm Clubhouse

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

**1. Existing Maintenance Updates**

- a. Replacement Shutters /Door Painting
  - a. Several doors have been painted. Those who have not done so by the deadline given to them will be fined. (2) owners have ordered their shutters.
- b. Street Light Solar Cells, Clubhouse Thermostat, Broken Mailbox post
  - a. 4 solar cells that operate the streets lights have been replaced.
  - b. Thermostat in the clubhouse has been replaced. It has a default setting for heat and air conditioning.
  - c. A mailbox was cracked by resident backing into it. Mailbox has been fixed and the homeowner billed.
- c. Clubhouse Painting
  - a. Club House is partially painted. Baseboards and interior doors must wait until the floor has been installed.
  - b. Club House will be closed, Nov 28<sup>th</sup>- Dec 8<sup>th</sup> for remodeling.
- d. Pool Fence /Electronic Entry System
  - a. Pool fence and gates have been ordered. 50% down payment has been made out of reserves. Installation is still to be determined.
  - b. Down payment has been made to order the electronic entry system for the pool gates and fitness room doors. Each unit will receive one fob. Installation will be coordinated with the fencing contractor.
- e. Salt Cell Equipment
  - a. Pool salt system installation pending.

**2. Landscaping/Fertilization Update**

- a. Trimming / Fall Clean up
  - a. Trimming is nearly completed. Leaf removal will take up to 8 weeks given we have so many trees and they lose leaves at various stages. Weather permitting as well.
- b. Stop and Waste replacement
  - a. This first of 9 will be replaced next spring.
- c. Green IQ Lawn
  - a. We have hired this new vendor. They are more experienced with insect control which is the main reason why some of the lawns look unsightly. First treatment will be late March – early April.

### **3. New Business /Requests**

- a. Clubhouse Flooring Labor Estimates
  - a. Board reviewed 3 estimates. We chose the vendor who will lay over the tile and quality plywood will be installed on the subfloor once the carpet is torn out in order for the floor to be level. The labor to do it this way is far less expensive than tearing out the tile.
- b. Southeast Park – Concrete estimate
  - a. \$4,400 to fill in the pit with concrete next spring. One of the picnic tables will be moved onto that pad. Currently it is a tripping hazard and looks bad.
- c. Roofing bids by building size
  - a. Rachel will start to get roofing estimates for various building configurations.

### **4. Financials**

- a. Review of Draft Budget for 2023
- b. Review of Delinquencies