

South Willow Creek Meeting
Oct 6, 2022 6:30 pm Clubhouse

In Attendance: Rachel Christensen, Melanie Kemper, Lucy Shirisia, Rhonda Ponder

1. Existing Maintenance Updates

- a. Replacement Shutters /Door Painting
There are 7 doors that still need to be painted and 4 units where shutters need to be replaced.
- b. Pressure Washing
Was completed in 4 days. He did a nice job. No stucco or paint was damaged.
- c. Mailboxes, Clubhouse Lights, Flag, Street Lights
Mailboxes have been repaired/painted/new numbers as needed. Both braces for the flag broke. They have been replaced. New street light bulbs have been installed.

2. Landscaping/Fertilization Update

- a. Stop and waste replacement
We will replace the pipe in November - stop and waste located in the flower bed west of the clubhouse.
- b. Hallmark Estimate for 2023
Landscaping and snow removal will remain the same as last year,
- c. New Fertilization Company
Meeting with a new company called Green IQ Lawn and Pest. Waiting on estimate.
Have more experience treating grubs and spurge.

3. Pool Update

- a. Salt Conversion Equipment
A new vendor (Pool Pros) has purchased the salt cell. UV sterilizer is on order.
- b. Pool Cover
Was installed 2 weeks after original date of Sept 15. It looks great. We have a new pump to remove water from the winter rain/snow melt.
- c. CPO for 2023
Will be contacting Swim Fast who manages the pool at Draper Peaks.

4. New Business /Requests

- a. Review Electronic Key Fob Entry for Pool and Fitness room.

The board voted to hire Hand Crafted Solutions over Brownies. Cost will be \$4272.

- b. Review of Pool Fencing Bids

The board voted to hire Bear Creek Fencing over United Fence. Commercial grade aluminum with a spire design in bronze. Fence and Lock contractors will need to coordinate. Timeline TBD.

- c. Clubhouse Painting Estimate

Board voted to hire A Man and His Brush. \$3,000 for entire clubhouse main room, ceiling, kitchen, doors and light canisters. He will start right away.

- d. Choose Vinyl flooring/interior paint

Several Luxury Vinyl Plank samples from Floor and Décor and paint from Sherwin Williams were viewed. The board decided on the natural brown with some grey tones vs the samples that were mostly gray. The natural will blend in with the kitchen cabinets. Need to get estimates for labor to remove the old carpet, tile and install the LVP. Some of the baseboards may need to be replaced.

5. Financials

- a. Review of Delinquencies