

## South Willow Creek Annual Meeting

**January 19, 2023** 6:30 pm via Zoom call. Conducted by Rachel Christensen

**Attendance** – 4 board members and 15 residents

### **Insurance Update**

Quick review of what coverage residents should have on their HO6 policy. \$25,000 is the community's deductible amount. Homeowner is responsible for the first \$25,000 of damage repair. After that, the community will pay the remaining cost. It is suggested additional coverage for **Water and Sewer backup** be purchased.

### **Budget Review**

Line by line review of 2022 vs 2023. Operational costs have increased by \$11 per unit per month. The remaining \$4 of the fee increase (total of \$15) will go towards the reserve account.

### **Projects Planned for 2023 paid out of reserve account**

2023 reserve expenses include the cost to install the saltwater conversion system for the pool. The system has been installed. Cost is \$5,190

It was necessary to remove the rotted metal fence around the pool. The gates would not stay latched and the fence itself was unstable and a liability. A new industrial grade aluminum fence has been installed. In February, metal mesh will be welded onto each gate with new hydraulic hinges and door latch. The metal will be painted to match as best we can the fence color. Remaining amount due is approximately \$9,285

Both pool gates and the fitness room will have a new electronic magnetic locking system installed in February. Each unit will receive one fob. Unit address will be recorded each time the fob is engaged. We are trying to cut down on people using our pool who do not live here. Existing key will still open the bathrooms from the pool side. Remaining cost is approximately \$2,555.

It is time to start replacing the roof and piping on some of our oldest buildings that have reached 25 years. There are a total of 27 buildings with several configurations (4 units in a row, 5 in a row, 6 in a row and quads of 4. Estimates are between \$20,000 -\$30,000 per building. Old shingles will be removed and additional vent piping will be installed to help with cooling.

Planned addresses - 11965- 11977 Fort Draper  
11960- 11968 Fort Draper  
174-176 Draper Park Lane

## **Owner Comments**

One owner voiced a concern over the quality of the sidewalk grinding done last summer. In this case, a handyman rented the equipment that we have used before from United Rental. The machine is very heavy and cumbersome and left many of the sections really roughed up. He returned and used a hand held smoother in an attempt to make some of the sections look better. It is difficult and expensive to find someone to do this type of work. The companies we contacted either want to lift each section or replace the concrete entirely. This is not possible due to the amount of concrete we have throughout the community. The board will continue to look for someone else but this most likely won't take place until 2024 given the commitments we already have for 2023 reserve expenditures.

The small treadmill is displaying the "Emergency Stop" message. We think the plastic lever is too loose. We will have our fitness equipment vendor take a look. It is probably time to start to look for another used treadmill.

The board will be looking into creating an **Adult /Laps only** swim period. Residents would like some time to enjoy the pool without children splashing about and screaming. Most likely the time set aside will be later in the evening. More on this closer to pool opening on Memorial Day.