

South Willow Creek Meeting
March 2, 2023 6:30 pm

In attendance: Rachel Christensen, Melanie Kemper, Dianna Nabor, Anitha Christopher, and Lucy Shirisia.

1. Snow Removal/Landscaping Update

- a. Snow removal cost for March will be \$4250 because both snow and landscaping is being done in the same month. The crew will resume leaf removal as weather permits.
- b. Stop and waste replacement in the flower bed near the flag is pending.

2. Existing Maintenance Updates

- a. Small Treadmill repair
 - a. Emergency Safety Stop bar has been replaced.
- b. Electronic Entry Fob handout to date
 - a. 65 fobs were handed out last month. Another distribution of the fobs will occur closer to the pool being opened in May.
- c. Water Leak Alert – Units 5-10
 - a. Leak was identified in Units 6 and 8. Plumber was dispatched and found both units had toilets that were constantly running triggering the alert.
- d. Scheduling of Roof Replacement-
 - a. Current shingles are no longer available so we need to get a new estimate for a tri color shingle (30 year). Copper Canyon was chosen.
 - b. We may only be able to replace 2 buildings in 2023. TBD

3. New Business /Requests/ Discussion

- a. Vehicle Registration
 - a. All vehicles in the complex will be required to report license plate, color, make and model of all vehicles associated with unit due to:
 - i. Person found sleeping in vehicle with tinted windows
 - ii. Cars are being abandoned
 - iii. Cars are unregistered or expired
 - iv. Create more availability for resident and guest parking
- b. Metal/Shingle repair to the overhang in back of Unit 93
 - a. Metal strip will being fixed when weather dries out.

4. Policy

- a. Rental Unit update
 - a. 20 current rentals. Cap is 25
- b. Rules and Regulations
 - a. Updated Rules and Regulations were emailed recently.

