

South Willow Creek Meeting
May 4, 2023 6:30 pm

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

1. Landscaping/Fertilization Update

- Aeration has been completed. Several sprinkler leaks have been detected.
- First fertilization with the new company Green IQ is May 8th. It will also include pre-emergent, weed control and pre-grub control. It will be sprayed on and needs to be watered in within 2 days.
- Water was turned on May 1st and is running 2 days a week while temps are in the 70's.

2. Existing Maintenance Updates

- a. Scheduling of Roof Replacement - TBD – mostly likely week of May 22nd.
- b. Tree/Bush removal will take place May 22nd. 4 trees and 23 bushes will be removed. Stump grinding will follow shortly after.
- c. Pool Start-up
 - a. Pool will open Friday May 26th
 - b. Salt has been added to the pool and the pump/UV sterilizer is running.
 - c. Lap swimming will be Mon-Thur. 8-10pm
 - d. New hooks will be installed on the fence for the net and safety pole.

3. Pending Items /New Requests/ Discussion

- a. Vehicle Registration survey link is ready to be sent to owners.
 - i. We want to have record of all vehicles on the property
 - ii. This will help troubleshoot problems such cars with no tags, abandoned vehicles, people parking here that don't live here.
- b. Electronic Entry Fobs
 - a. Rachel will send an email alerting to the date those who do not have a fob need to reply. Fobs will be delivered to the requested units.
 - b. Only one fob per household is being allowed.**
- c. Community yard sale
 - a. The board approved a yard sale for Saturday June 3rd 8-2pm

4. Policy and Financials

a. Rental Units

- a. We have 20 units currently being rented.

b. Update on CD's

- a. Our \$3200 CD was transferred to the money market fund to help increase liquid funds to pay for reserve expenses as needed now that we are starting to replace the roofs.
- b. 4 new CD's were created with 1-2 year terms. Interest rates are much higher and will now yield approximately 5% vs. 2% that our previous CD's were earning.

c. Review of Delinquencies