

South Willow Creek Meeting
Sept 7, 2023 6:30 pm ZOOM

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

1. Landscaping/Sprinkler Update

- a. Next fertilization treatment (#4) will be Sept 20th, weather permitting.
- b. Sprinkler repairs are ongoing. To date \$8500 has been spent on repairs.

2. Existing Maintenance Updates

- a. Tree Trimming completed. This included removal of 4 trees and stump grinding. We don't anticipate tree removal in 2024. Bushes TBD in the spring.
- b. New Handyman
Jeremy Martin, he is our new handyman. Very reliable and meticulous.
 - a. Within his first month, Jeremy has:
 - i. Fixed solar cells, flood lights and street lights.
 - ii. Replaced part for leaking toilet in the woman's clubhouse bathroom
 - iii. Scraped all fire lane paint and repainted them
 - iv. Caulked around leaky sliding glass door.
- c. Gutter repair at Unit 21
 - a. Water is pouring over front door at Unit 21. We are in the process of getting bids. First bid is \$1300.

3. Pending Items /New Requests

- a. Pool Plaster and Re-Tile
 - i. Once the pool closes and is drained, Plush Pools will force loose plaster off using a heat torch. The patches will be replastered and finished with 3 coats of EcoFinish. New tile will be installed.
 - ii. Pool is open till Sunday Sept. 10th.
 - iii. Pool gates will be disengaged for all residents. Vendors may still enter.
- b. Leaking Roof at Unit 50
 - a. There was a leaking roof at Unit 50, pipes and shingles were sealed. \$400
If tenant still continues to have issues, it could be an interior problem.
- c. Pool Lounge Chairs'
 - a. 6 commercial grade resin lounge chairs will be ordered.
- d. Storm drain
 - a. SW storm drain needs to be upgraded. The drain can't handle all the water due to continual clogging from debris. Water from the entire community drains into this grate. Potential flooding of small cars and Unit 30 is possible

4. Policy and Financials

- a. **Vendor Check cashing (America First Credit Union fraud flag)**
- b. CC&R violations / Attorney update
- c. Review of Delinquencies