

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

1. Landscaping Update

Trimming has been completed. Leaves will continue to be picked up as long as the weather remains dry. There will be a final mow once the majority of the leaves are down but the pear trees are the last to drop and we have a ton of those so some leaves will remain.

2. Existing Maintenance Updates

- a. Handyman repairs - The hole in the men's restroom has been patched and painted. It was necessary to replace the broken fence railing along 150 east (Unit 3)
- b. The entire bottom of the pool must be replastered and then the 3 coat Eco Finish will be reapplied. Weather permitted this will take place the 2nd and 3rd weeks in November.
- c. Water detention pond in SW corner – the pipe is 3/4th clogged. Will need to be cleaned out and debris hauled away. Will be contacting PipePro. Still trying to find a contractor who will replace the existing storm drain grate with a much larger one. All water in the community flows into the small circular drain in the SW corner by the mailbox and it floods when the rain is heavy.

3. Pending Items /New Issues

- a. WaterPro inspected our sprinkler system stop and waste valves. (Prevents chemicals in the lawn from contaminating the water flowing into the units). 4 of the 10 failed and must be replaced immediately this year. The remaining 6 will be replaced over the next 2 years.

The existing valves no longer meet code. New Reduced Pressure Assemblies need to replace the old double check valves. Unfortunately, the new valve needs to be above ground. 6 of the valves are located in flower beds but the other 4 are located in the grass near the water manhole. Therefore to protect it, a fake rock needs be placed over the pipe. This is not ideal aesthetically but we have no choice. Cost for the first 4 to be paid in 2023 is \$5400. Cost to test all 10 is \$610.

- b. High Water usage alerts – WaterPro has made us aware of 2 buildings where there is a high usage alert. This happened in the spring, and turned out to be 2 toilets running continually. Since the community pays for water it is imperative we contact these owners and have them check and repair as needed.
- c. Another section of vinyl fencing has been damaged in the SE park. Both the top and bottom railings are cracked. It looks as if someone jumped over this section and the weight cracked the railings. 16 foot railings have to be purchased and cut for this repair.
- d. Need to troubleshoot the motion detection light in the carport at unit 11.
- e. The board voted to discontinue the current cleaning service (not responsive) and hire Miss's Cleaning Services starting in January. She will charge the same as what we had budgeted. \$60 once a week.
- f. Received Profile Roofing building estimates for spring of 2024 – They checked 3 buildings that are older as well as one that has significant damage. The board will decide next month which 2 will be replaced in 2024. Approximate cost is \$60,000.

4. Policy and Financials

- a. Update from Attorney
- b. Reserve Account/Balance Sheet review
- c. Review of Survey Results /2024 Budget review