

South Willow Creek Meeting  
December 7, 2023 6:30 pm

In Attendance - Melanie Kemper, Lucy Shirisia, Dianna Nabor, Keri Carter

- 1. Landscaping/Snow Removal** - The crew will continue to remove the leaves as long as it remains dry. We pay the company year round so its important they are on property weekly as much as possible.
  
- 2. Existing Maintenance Updates**
  - a. Handyman repairs - 2 railings on the garbage enclosure at the corner of Rideout Hall and Draperville have been replaced. Ice Melt buckets have been placed throughout the community. The hole in the men's bathroom has been painted.
  - b. The detention pond in the SW corner will be cleaned out as well as the storm drain vault near the mailboxes in that corner. There is 3 feet of debris and is close to being clogged. It will be necessary to remove the debris so that that area does not flood when there is heavy rain.
  - c. Waiting on the estimate from Drain Prodigy to update the storm drain vault with a larger one and installing a larger grate to prevent flooding. All water in the community is piped to flow into this drain which is too small to handle the flow.
  
- 3. New Business**
  - a. WaterPro Inspection of Backflow valves. 4 of the 10 failed and needed to be replaced. The cost was \$5,420. The remaining 6 will be replaced over the next 2 years.
  - b. Profile Roofing estimates – 4 buildings were inspected. Profile has recommended that Units 1-4 be replaced as well as 92-95.
  
- 4. Policy and Financials**
  - a. Legal update
  - b. Review of Reserve Account Balance Sheet
  - c. 2024 Budget review/vote. The board voted 3 to 2 to raise the fee by \$10.