

South Willow Creek Meeting  
April 3, 2024 7:00 pm

**In Attendance - Rachel Christensen, Melanie Kemper, Dianna Nabor, Anitha Christopher, Agatha Maxwell, Keri Carter**

**1. Landscaping/Fertilization update**

- a. The first mow is April 5<sup>th</sup>. Our first fertilization treatment will be scheduled for later this month. It will include the grub preventative application.
- b. Spring bush pull and branch trim is May 17<sup>th</sup>. **The daily rate is \$2,560**

**2. Existing Maintenance Updates**

- a. Drain Prodigy is scheduled in early April to replace the storm drain vault with a larger one and install 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. Cost is \$12,508.  
**Schedule still TBD.**
- b. Profile Roofing Units 1-4 (Fort Draper) and 92-95 (Draperville). **Schedule TBD in September**
- c. Handyman work order – Garry Watman was able to replace the burnt wires that caused 4 street lights to not come on at night.
- d. The exterminator treated for gophers at 177 Rockey Park Lane.

**3. New Business**

- a. POPS will check the gutter over the door at Unit 3. Mostly likely it is clogged with dirt.

**4. Policy and Financials**

- a. Legal update
- b. Review of Reserve Account Balance Sheet / 2 CD's mature in April.
  - i. The board voted to re-invest both CD's. One 6 month and one 24 months. The CD interest income for 2023 was \$7,456.
- c. Delinquencies