

South Willow Creek Meeting
July 31, 2024 7:30 pm

In Attendance: Rachel Christensen, Melanie Kemper, Dianna Nabor, Agatha Maxwell, Keri Carter

1. Landscaping update

- a. Sprinkler costs to date are about half the budgeted amount of \$12,000. A new controller box was installed at 176 Draper Park. There have been several leaking heads replaced and a new valve in the box located near the poop waste station. The board discussed whether or not we want to spend money to add heads in the field west of the pool. It is obvious where there is no coverage. It was decided to see how much budget is left by September and make a decision at that time.
- b. Bush Spray - Arborcare has now sprayed all bushes for a third time (May, June, July) focusing on the Burning Bushes. There is sign of new growth on some. We will assess how many have not recovered and will need to be pulled out right before our fall tree trimming service is scheduled.
- c. Fertilization – Green IQ will apply the 3rd treatment on August 7th.

2. Existing Maintenance Updates

- a. Asphalt Patch – West Entrance
We have reached out to A-Rock to see when they might be available before winter arrives.
- b. Lower Roof Backyard - Unit 123
Profile will be installing a kicker to the roof located above the sliding glass door. This will divert water away from unit's stucco wall.
- c. Stucco Crack /Leaking - Unit 116
Our new maintenance guy caulked and patched this crack.

3. New Business

a. 10 foot Pool Lights

Both of the tall pool lights have lost power. They are wired together and are connected to the street light near the flagpole. We had an electrician confirm those specific wires are burned and new wiring /junction box would need to be installed. The board voted to wait to do this repair since there is plenty of light from the 3 lights mounted on the north side of the clubhouse. The in pool lights are not working and it would cost a lot of money to re-wire.

b. Peeling Paint Unit 72

Rachel will contact a siding company to see what their suggestion is to replace the sections of metal fascia that are badly peeling.

c. Eco Finish

A small patch of the Eco Finish has come loose from the bottom of the pool. We have contacted the installer. Nothing will be patched until after the pool is closed and drained. The product is under warranty.

4. Policy and Financials

a. Review of Reserve Account

It was necessary to transfer funds from one of our reserve accounts into our operating account to cover the required 50% downpayment for this year's roof replacement that will take place the end of September. \$30,350.