

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

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

1. Snow Removal Update

- a. Flat rate per month is \$4250. However due to a tree totally snapping in the SE park and several large broken branches, we have been charged \$960 for removal.
- b. If we ask the crew to shovel shady area walks and driveways/apply ice melt when its less than 2 inches the typical charge is \$500-\$600.

2. Existing Maintenance Updates

- a. Salt Conversion system has been installed. The state is now requiring an interlocking mechanism for all pools to be installed before a pool permit for 2023 can be issued. This could cost approximately \$500.
- b. Small Treadmill repair
 - a. Repair of treadmill is scheduled for Feb 14th . There is a chip in the plastic emergency stop button causing the error message. It will be replaced and weight machine pullies will be lubricated.
- c. Gates/Electronic Entry System installation/Fob handout
 - a. Fence and gates have been installed. Fitness room doors have been a challenge but are working properly now.
 - b. Pick up time for fobs is Thursday Feb 9th 6:30-8:30pm.
 - c. The charge for a lost/replacement fob \$30 and the original fob will be deactivated. Only ONE fob per household
 - d. The second pickup date will be in May before the pool opens.
The original pool key is still needed for access to the bathrooms via pool side.
- d. Scheduling of Roof Replacement
 - a) 2 buildings will be scheduled (weather permitting) in late April. The third building will be completed in Sept – October. Owners will be notified.

3. New Business /Requests Discussion

- a. Pool Hours
 - a. It is a violation of the Utah Fair Housing Act to designate adult only pool hours, however, it can be called Lap Time and that is allowed in private HOA communities.
 - b. Homeowners will be surveyed, but the board is thinking a good time for laps would be Monday-Thursday 8pm-10pm

- b. Vehicle Registration
 - a. We are noticing an increase in the number of vehicles in the neighborhood that are not registered. Several have no license plate or belong to Draper Landing residents. To help pinpoint who these vehicles belong to, as a process of elimination, the Board is looking into requiring owners to provide Vehicle Make, Model, Color and License Plate for all vehicles associated with their unit. We do not have access to this information via the Draper Police.

- c. Rollout Out Dumpster,
 - a. The large ACE dumpster was barely used last year so to save money we will skip this year. Residents are dumping their large items in our normal bins whenever they want regardless of having the roll away dumpster or not. Those who have RING cameras are encouraged to report who is doing this if they are recognized on video.

4. Financials

- a. Review of Delinquencies