

# Park Willow Homeowner's Association

## 2023 Quarterly Board Activity Recap

### 1<sup>st</sup> quarter Jan – March, 2023

Attending Remote Discussions: Lisa MacDonald, Michael Hauptman, Jeff Pipkin, Michelle Macdonald, Parker Airement

1. The board has made efforts to reduce the dog poop issue within the community. We have secured a company, Dippity Doo, who will charge us to pick up poop on an on-demand basis. We have also posted signs around the community, which seem to be working fairly well. However, the board will continue to evaluate this need and call on the service when required.
2. The board is actively engaged in working with the City to have debris, dumped trash, abandoned cars, homeless encampments, etc both in the field and parked on W 200 S removed. This is an ongoing effort the board has been working on.
3. Superior Fence & Rail has installed a fence between the 1557 parking lot and Westgate Apartments, to prevent anyone from trespassing into the community.
4. The board has voted to rejuvenate the 20 year old roofs in the community, having been advised they are in good enough condition to utilize this service. This rejuvenation will be guaranteed for 5 years. After 5 years, the board can look at another two, five year rejuvenations before the roofs will need to be entirely replaced. The board will be continuing to look at how to fund the new roof so that funds can be collected in time to complete the new roof in the future.
5. Snowy Mountain Towing has been engaged to tag and tow out vehicles that are in violation of our parking lot requirements, as detailed in the Community Rules & Regulations.
6. Maintenance
  - American Roofers has been engaged to repair roofs that are the result of no fault damage.
  - Drywall repairs for 217 Foss/D101, D202 & C301 were required as a result of no fault damage; wall plumbing leak.
  - The HOA continues to pay for resident dumping at the dumpsters, requiring maintenance to manage putting left furniture, mattresses and excess trash into the dumpster. We continue to work on educating residents and owners that by doing so, the cost to maintain this unnecessary expense comes from the increased operating costs.
  - Welch Randall continues to send out violation notices and fines, where required, to offending homeowners and/or their tenants.

- Entry and exit gates continue to be problematic, and as necessary AGI is called for repairs.
- Breezeway lighting continues to require ongoing maintenance due to burned out bulbs requiring replacement. Maintenance is notified as soon as reported.
- Stairwell and parking lot water backflow has been managed using Beehive Plumbing as necessary.

The board agreed to raise the HOA fee from \$140 to \$160/month effective April 1, 2023 to meet the increased cost to operate the community.

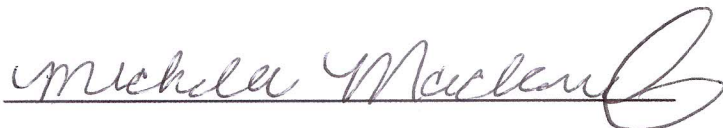
Lisa MacDonald, Board President's 4 year term expired after April 2023. A vote was required by the community to fill the board seat. Lisa MacDonald renewed her option to run. She ran unopposed and was automatically voted in to maintain the seat on the board. On April 17, 2023, the board voted unanimously to elect Lisa MacDonald to continue her role as HOA President and Michelle Macdonald to serve as Secretary.

There was an inquiry to get the carports painted. Certipro was contacted to provide a bid of \$4275 to paint the carports. This will be discussed with the board as a future initiative that can be budgeted and will be reviewed as a possible initiative for 2024 during budgeting discussion.

The board has approved the option for 3<sup>rd</sup> floor homeowners to convert their swamps to a converted central air system, provided it is installed with a professional HVAC company, to ensure safety for the building and community.

The HOA did not receive the necessary votes to pass an assessment to vote for the opening of the pool in 2024. We will evaluate interest again in the last quarter of 2023 to determine if there is interest in opening the pool in 2024, which will require a 67% vote to pass an assessment to operate the pool in 2025.

To minimize processing costs assessed by the property management company, the board has agreed that remote controls are required to be purchased by the homeowners or residents. Instructions as to which remote to purchase was issued to the homeowners and also posted on the website for the Park Willow community for reference.



Signed, Secretary  
Michelle Macdonald

**Park Willow  
Owner's  
Association, Inc.**