

February 1, 2022
Board Call
8:30PM MT

Attended: Lisa MacDonald, Michael Haupton, Jeff Pipkin, Michelle Macdonald, Parker Airmant

Discussion Points:

Water Specialist & Deductible Collections

Settlement was paid and the lawsuit was dropped against Western Management & Park Willow Homeowners Association.

The HOA was required to pay the deductible in order to place a claim against the HOA policy. However, the payment of the \$10,000 insurance deductible is responsibility of the affected homeowners. They have been assessed proportionately their responsibility toward the \$10,000 deductible and are now in collections, managed by Welch Randall (WR).

Roof charges B301 & B302

Roof repairs, as a result of neglected swamp coolers, have been completed and charges have been assessed to the negligent homeowners. The roof charges have been paid by B301 and payments are being made by agreement with B302.

New Roof Issues

Roof damages to the E building Phase 1 have been identified, as a result of neglected swamp cooler maintenance. American Roofers will be taking pictures and providing a quote for the repairs. The cost of the repairs will be assessed to the negligent homeowners. Expected repairs to be complete in the spring.

New swamp issues

Water line break in Building A building Phase 1 A302 has been identified 1/31/22. Water damage to unit and those units below have been made aware to WR by affected homeowners. WR has been in communication with them as to next steps, which include notifying their respective insurance providers. The deductible of \$25,000 must be met cooperatively by affected homeowners before the HOA will be involved in the claims.

Suggestion for Roof Mounted Central Air Installation vs use of Swamp Cooler

Jeff Pipkin suggested we look into this as an option for the homeowners. Ducting would only impact ceiling and not any shared walls. Cost would be covered by homeowner opting for this solution with appropriate HOA approval. Questions concerning what would happen with the existing swamp cooler and impact to esthetics to the community and/or impact to the roof.

Need to see if this option, provided to homeowners, will impact CC&Rs or any building/complex requirements.

Lisa to discuss with WR for future discussion.

2022 Budget

Using last years budget with same HOA fee as a guide and will evaluate and adjust as required on a quarterly basis.

Priorities Needing Budget Consideration

WR will be securing bids for future discussion/budget planning on:

Foundation repairs Phase 1

Drainage Excavation/Repair Phase 2

Paint Vinyl Fencing

Maintenance Priorities Now

Mailboxes require repair/welding – scheduled 2/2/2022

Repairs or replacement, if required, furnace for club house – TBS

Carpet in club house storage room require cleaning as a result of flooding– TBS

Club house storage room will require some remediation and repair after carpet cleaning and furnace is addressed - TBS

Pool acid wash & inspection – Early spring

Installation of replacement pool cover – Early spring

Pool Opening

Discussion concerning reaching out to homeowners/residents about paid opportunity of a morning shift/evening shift to open and close pool during the course of the summer.

More discussion needed, but overall, the general idea was accepted and will table for future meeting.

Board liked the idea of a Pool Grand Opening for the community which may include a community meet 'n greet with food a drinks.

Annual Meeting: 2nd Tuesday in April 7PM

Annual meeting will be scheduled and WR will issue notice.

One board seat is open. WR will send out nomination forms.

Michael Haupton agreed to be nominated for re-election.

Other board member term expirations were discussed for future reference.



End of meeting: 9:20PM MT