

South Willow Creek HOA Meeting
August 20, 2026 6:45 pm

In attendance: Susie Aincham, Melanie Kemper, Keri Carter and Jen Jastremky

1. Lawn/Property Maintenance

- a. Sprinkler repairs are ongoing. We have exceeded our budget of \$12,500. Total to date is \$14,140. We will be scaling back watering from 3 days a week to only two on Wed and Saturdays starting in September.
- b. Our 4th fertilization application will be September 15th.
- c. Continuous water alerts still remain but are 8 gallons per hour or less. Once we turn off the sprinklers for the season we will see if the alerts remain which indicates a leak within a unit.
- d. Did a test spray of grass killer under 2 railings. It took a week for the grass to turn brown. Landscaper said the best time to do the remainder areas is right before spring when the grass is still dormant and low.

2. General Maintenance

- a. Roof replacement will start Monday August 31st. Since we are doing 3 buildings this year it may run into a second week.
- b. The maintenance guy has several items to complete. Replace a street light bulb, place a steel bracket on a garbage enclosure post that is cracked to secure it. Install a new motion detection light on the side of 183 Rockey Park. Install a new basketball chain. Remove old caulk and re-seal 2 windows and a sliding glass door.
- c. Pool closes Tues Sept 8. Still waiting to hear from Plush Pools as to the cost of resurfacing the portion of the EcoFinish that chipped off. Materials are covered by the warranty but not the labor. We need to decide if we want to drain the pool or repair next year.

3. New Business

- a. Need to get the cost of renting a roll away dumpster for the fall. Residents prefer it stay on property for an entire week.
- b. Lowering the flag has been inconsistent in recent months and it was voted on to remove it.
- c. Requested Welch send a detailed contact info list with extensions to all residents.
- d. During the recent really heavy rainstorm that overloaded the storm drain and retention pond in our southwest side, the backyard of Unit 50 in the southeast corner was flooded and came only inches from her backdoor step. There is no drain anywhere on the east side and it is possible when they built the community to the east of that corner the swell created to drain water was somehow buried or re-graded. We will have an engineer look at the area and give us suggestions on how to prevent this from happening during heavy storms.

4. Policy and Financials

- a. Susie briefly reviewed the call details hosted by Brad Randall regarding new guidelines placed on condo associations by Fannie Mae and Freddie Mac. Main points were:
 - Adjust the yearly budget with a 15% reserve contribution plan from assessments. **We currently deposit more than 15%**
 - Review current reserve study conducted in 2023. We are due for another study in 2026. We will need to review the items that are suggested be replaced in 2027 and budget accordingly. Documentation will be required if suggested replacements are not made.