

South Willow Creek HOA Meeting  
July 16, 2026 6:45 pm

**In Attendance: Susan Aincham, Melanie Kemper, Dianna Nabor, Jen Jastremsky, Keri Carter, Sauna Clark**

**1. Lawn Maintenance**

- a. Flower beds are being weeded. The 3<sup>rd</sup> fertilization is scheduled for July 27<sup>th</sup>. The diseased areas will be spot treated again with fungicide and a soil enhancement. Most of the community looks fairly green even with the reduced watering schedule of 3 days a week.
- b. Sprinkler repairs are ongoing. With all of the broken lines that had to be detected and repaired we have already spent the amount budgeted for 2026. Repairs to date total \$13,690.
- c. Spider Mites are a problem again this year. We have a new Arborcare technician and he started 2 weeks later than last year. The combination of chemicals used were not the exact same as previous treatments that kept the bugs at bay. The affected burning bushes have been sprayed 2 times with one more application to be applied in early August.
- d. Continuous water alerts continue to be a problem. However not as many as in the previous months. Notices will be sent to owners if the alert is consistently over 4 gallons an hour. Our budget has been impacted by this unfortunately. Therefore we will most likely be over budget for the year.

**2. General Maintenance**

- a. A new clubhouse router has been installed and the west side pool gate latch repaired.
- b. Roof replacement will likely start the 1<sup>st</sup> week in September. Because we are replacing 3 buildings this year, it will take more than 5 days. Owners will be given a heads up once the dates are firm. The labor /materials cost is going to be approx. \$4500 more than the estimate given last fall. Part of this is due to changing the building order from a smaller row of 4 to one of the high pitch quad buildings across from the clubhouse that has more square footage. We have also been advised that Draper City is now requiring a permit for each unit instead of each building. This will significantly increase the cost as well.

### **3. New Business**

- a. A rather large piece of the Eco Finish pool surface has chipped. We are entering year 3 of the 10 year warranty for the product. If we decide to drain the pool to resurface that section, we will have to pay for the labor. We will discuss further once the pool closes on Labor Day weekend.

### **4. Policy and Financials**

- a. The board voted against changing to the AppFolio eCheck Program. Therefore the service fee will still be paid by owners who wish to do so.
- b. Review Reserve Balance and Delinquencies