

South Willow Creek HOA Meeting
June 18, 2026

In Attendance: Melanie Kemper, Jen Jastremsky, Keri Carter

Rachel Christensen is no longer our property manager. Brad Randall (owner) will take over until a permanent replacement is assigned.

1. Lawn Maintenance Update

- a. Hallmark completed trimming on June 13th. Flower beds need to be weeded.
- b. Sprinkler repairs are ongoing. Several broken heads, back flow valve leaks and troubleshooting continuous water alerts from WaterPro.
- c. Fertilization – 2nd application was June 15th. The crew pulled soil samples to help detect the cause of several diseased lawns. Fungicide and soil enhancements were applied to those areas. If they don't improve by the fall we may have to overseed.
- d. Continuous water alerts – We continue to get alerts from WaterPro for buildings that have continuous water running above 4 gallons per hour. It is necessary to pinpoint where the problem is so that we are not wasting water not to mention the HOA pays for all water. **We are troubleshooting by turning off the sprinkler lines for a day to see if the alert disappears.**

2. General Maintenance Updates

- a. Asphalt repair was completed on June 11th. In the process, the crew detected a problem with the asphalt around the storm drain on Fort Draper near the garbage enclosure. The metal plate originally installed around the drain has partially disintegrated causing a hole. It was necessary to install a concrete apron around the drain. Total cost for the asphalt repair and concrete patch was \$10,637.

New Business

- a. The router to the clubhouse burned out causing not only the WiFi to go down but also the key fobs to the pool and fitness room were disabled. A new router has been installed.
- b. The west side pool gate latch came unscrewed causing us to briefly shut down the pool. We are required to have secure gates. It is not clear whether the latch was tampered with, or if the constant banging of the gate as people go in and out loosened up the screws. The contractor will reinstall the latch on June 24th.
- c. The board reviewed a request from a homeowner to place either decorative rock or brown mulch (at the homeowners expense) to the front lawn that at the moment is mostly mud. Due to a very large tree and being a northern exposure unit, grass will only grow in patches. It was decided that a metal border must be installed to separate the mulch from the grass strip along the sidewalk so the landscaping crew knows where to mow.

3. Policy and Financials

- a. The board reviewed the Balance sheet that shows our CD's and money market reserve account balances. We will need to make a downpayment for the roofing replacement we will be doing in September to 3 units.