

South Willow Creek HOA Meeting
May 21, 2026

In Attendance: Melanie Kemper, Jen Jastremsky, Sauna Clark, Dianna Nabor

1. Lawn Maintenance Update

- a. Trimming – Hallmark started trimming on May 15th. They work the perimeter of the community first which normally takes 1 ½ days. The interior of the property should be completed by June 13th.
- b. Fertilization – First application was May 4th. This is the pre-emergent, grub control, fertilizer and soil enhancement.
- c. Sprinkler system – It was necessary to replace the Orbit controller box on the side of unit 123. It did not function properly and was not that old, so we are going back to a Rainbird ESP ME controller. To date we have spent one half of the budget for sprinkler repair. The system is getting older so repairs will occur more often. Watering is 3 days a week. Tues, Thurs, and Saturday starting very early those mornings.
- 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 used. The process is to have all homeowners turn their water off overnight and read the meter the following morning. If the alert remains, that means it is not coming from that unit. If the alert disappears, the homeowner will need to troubleshoot. 100% of those we have detected have been a faulty toilet.

2. General Maintenance Updates

- a. New Tree trimming contractor – We are now using Utah Roots Tree Service. The owner is a certified Arbortist and Tree Climbing Specialist. Their daily rate is \$450 less than the previous contractor. We will continue to trim twice a year, in the spring and fall.
- b. Treadmill lubrication has been completed.
- c. Mailbox replacement has been completed at Unit 105
- d. Pool Opened on Saturday May 23rd. The gates are open from 6:00 am to midnight.

3. New Business

- a. We received an asphalt repair estimate for 7 areas that are starting to crumble. We have been able to hold off on seal coating the entire community due to the lack of snow removal which is very hard on the surface. The board voted to repair 4 of the areas along Fort Draper this year, and the remaining in 2027. We will continue to monitor the condition of the roads.

4. Policy and Financials

- a. Review of Balance sheet and delinquencies

Currently in Money Market Reserve Acct	\$74,630
Deposits May – September	\$49,915
Sub-total	\$122,545
Estimated Roofing	\$105,000
Balance after roofing	\$17,545
Deposits Oct- Jan	\$38,332
Total by Feb 1st	\$55,877