

South Willow Creek HOA Meeting
Sept 17, 2026 6:45 pm

In Attendance: Susie Aincham, Melanie Kemper, Dianna Nabor, Jen Jastremsky, Keri Carter

1. Lawn/Property Maintenance

- a. Sprinkler expenses are over budget due to all of the broken heads, valves that needed to be replaced and backflow repairs /investigating leaks. To date we have spent \$ 14,750. Budget was \$12,500. Water has been dialed back to 2 days a week.
- b. Fertilization – The last application is scheduled for mid October.
- c. Tree Trimming – Contractor will be here the end of September
- d. Backflow valve replacement – 5 of the 10 assemblies failed. 3 needed to be tweaked and 2 of the original below ground need to be upgraded to above ground. Copper will be installed.
- e. Continuous water alerts – Currently we have 1 alert running 4 gallons an hour that we believe is sprinkler related. We will know for sure once the water is turned off for the season. We have an empty unit that is causing an alert above 4 gallons. We have requested the owner hire a plumber to make the necessary repairs.

2. General Maintenance

- a. Roof replacement was completed September 5th. 2 of the units had rotten wood with no flashing therefore a small portion of stucco had to be torn off and replaced. This will cost \$3600. Roofing costs were \$107,300.
- b. Southeast Park area flooding issue – We still need to meet with an engineering firm to decide how to prevent water from flowing into Unit 50 during heavy rainstorms.

3. New Business

- a. Details of the fire in the southwest corner were discussed. Because 3 of the 5 were structurally damaged, we had to file a claim with our Master Policy insurance Farmers. Our policy for the remaining of 2026 until Oct 9th of 2027 was already renewed before the claim. Farmers hired a Cause and Origin investigator which is standard procedure. The adjusters has also been here. We are waiting for the structural engineer to report what beams, trusses and roof must be replaced.
- b. Reserve Study – We are due for our 3 year reserve study. It has not been scheduled. We reviewed the suggested repairs from the study in the fall of 2023. The high priority items that have been replaced are the pool heater, flooring in the clubhouse and workout room, roofing, asphalt patching and repair to the treadmills.

The board will need to decide what items need to be budgeted for 2027 in addition to the continuation of roof replacement.

4. Policy and Financials

- a. Review Reserve Balance and Delinquencies