

South Willow Creek HOA Meeting
March 19, 2026

In attendance: Rachel Christensen, Melanie Kemper, Jen Jastremsky, Keri Carter, Dianna Nabor

1. Lawn Maintenance

- a. Arborcare applied insecticide to trees and bushes throughout the community. This is the first of 8 treatments scheduled for 2026.
- b. Tree stump at Unit 112 has been ground and soil spread over the area.
- c. Hallmark has turned on the water, tested the lines and made adjustments. Several new heads were installed. The stop and waste valve at the clubhouse was upgraded. As a result of the water lines now being open, we have been alerted by WaterPro that 5 are leaking. It will be necessary to dig up the stop and waste valves and investigate the lines that are connected to them to fix the problem areas. This will take place throughout April. Water will not be turned on until May.

2. General Maintenance Updates

- a. Stucco repair – Scheduled to start March 24th. This is a new contractor. Unit 107.
- b. Concrete replacement at 8 locations is scheduled to start April 6th. These locations are a tripping hazard. One entry step has to be replaced.
- c. The cable to one of the weight machines was replaced. Contractor noticed other items that need attention that we might consider. Waiting on new estimate.
- d. Handyman replaced the keyless entry at the clubhouse. It was old and the deadbolt was sticking. New bulbs to the spot lights that shine on the South Willow Creek sign were installed. Fence panel in the SW park was bolted back in place.

3. New Business

- a. There is a pothole forming at west entrance. We have asked the contractor to walk the property to alert us to any areas that need to be patched. We are trying to put off paving as long as possible. The lack of snow removal has helped keep the roads in decent condition.

4. Policy and Financials

- a. Review of Balance sheet and delinquencies

