

South Willow Creek HOA Meeting
April 16, 2026

In Attendance: Rachel Christensen, Melanie Kemper, Keri Carter, Jen Jastremsky, Sauna Clark, Dianna Nabor

1. Lawn Maintenance Update

- a. Tree Spraying is in full mode. Arborcare has applied the 2nd treatment which is the systemic to control insects to the Ash trees.
- b. There are 2 continuous water alerts being triggered by what we believe are leaks within the sprinkler system. Hallmark has been troubleshooting the lines. 196 Draper Park and 12019 Fort Draper zones. The stop and waste/backflow pipes have been inspected. Both are currently leaking 4 gallons an hour.

2. General Maintenance Updates

- a. Stucco repair has been completed and looks very clean. The contractor was meticulous. He mentioned the upstairs window drains were covered by the old stucco which caused the dark areas right under the window.
- b. Concrete replacement has been completed. It ended up costing \$2500 more than the estimate. One porch cracked when removing the old concrete due to how the rebar was installed. The contractor removed sod instead of placing it to the side and putting it back when the frames were pulled. We had to bring in a truckload of dirt. Once the sprinkler system was being tested the crew discovered a sprinkler line was cracked when the old concrete was removed. That was a significant repair by Hallmark. A second sprinkler line was cracked due to a large tree root along a section of sidewalk north of the pool.
- c. Intermountain Gym Repair sent us additional suggestions for the workout room. The board decided to have both treadmill belts cleaned and lubricated sometime the second week in May.
- d. It is necessary to find a new tree trimming contractor. The previous company had to pull out because of staffing issues. Spring trim TBD.

3. New Business

- a. There is a pothole in the middle of the road at the west entrance that needs to be patched. We are waiting for the estimate from Eckles Paving.
- b. We have video of 2 residents with their dogs off leash. A notice will be emailed stressing the importance of keeping dogs on a leash.
- c. We are following the Draper City and WaterPro water restriction guideline of delay in watering until May 15th. The grass in the sunny areas will remain dormant (brown) and will slowly bounce back once it receives regular water. The board discussed capping some of the sprinkler heads in the flower bed along 150 East where there is very little vegetation. We will be looking at other areas that may be converted to rock.

4. Policy and Financials

- a. Review of Balance sheet and delinquencies