

Willow Run Home Owners Association
Board of Directors Meeting Minutes

September 17, 2022

Board Present:

Jim Wheeler, President
Joe Wilkerson, Vice President
Kent Rampton, Treasurer
Gaye Jensen, Secretary
Lane, Member-at-large
Dale Curtis, Member-at-large
Blake Wride, Member-at-large

Owners/Tenants Present:

Janet Janke	Natalie Wilkinson	Normal Mitchell
Craig Knudsen	Stephani Allred	Doris Jenson
Pamela Smothers	A204	Cathy Wheeler
Kathy Wride	David Rich	Sara Lamb
Bill Mawhinney	Kerrie Mawhinney	David Estum
Gregg Kearney	Lonnie Kearney	Jeanette Hovey
Steve Coombs	Sydney Coombs	Tom Carter
Mary Carter	Ron Anderson	K. Anderson
Lynn Tucker	George Hjorth	Steve Walker

The meeting was opened at 10:00 am with the welcome and introductions.

The August 13, 2022 Board Minutes were approved via email voting and posted on the website, www.wiloowrunstg.com.

Financial Report: (Please note that \$ figures are removed for our privacy and protection since this report is published on our public website. If you have questions about the financial, please contact a member of the board.

The Board has seen a number of changes in the finances this last year. As of December 31, 2021 our Cash Operating Account had a total of \$X, partly due to over \$X in various repairs, trees, and the Clubhouse HVAC system. The Reserve Account at that time was \$X.

June 30, 2022 the Cash Operating Account was \$X and the Reserve Account \$X. As of August 31, 2022 the Cash Operating Account: totaled \$X and the Reserve Account totaled \$X. There was also \$X in Accounts receivable for dues that are being held by Paul Properties until the remaining owners create an account using the PP Portal. Those funds will be moved into the Operating Account when the owner makes the change.

Willow Run may be “out of the woods” with regard to the Cash Operating Account, however, we need to improve our Reserve Account by several hundred thousand dollars according to the Reserve Study completed in January 2022.

Election of Officers:

Four candidates volunteered to run for the 2022-23 Board of Directors: Jim Wheeler, Gaye Jensen, Dale Curtis, and Gregg Kearney. Each candidate offered a few words to the audience about the Board. The audience was given the opportunity to comment or ask questions of any of the candidates. The ballots* were handed out to owners and/or designated proxies who were directed to vote one time each for up to three candidates per ballot. Ballots were tallied by two volunteers from the audience under the supervision of the Board Secretary. Gaye Jensen, Dale Curtis, and Jim Wheeler were elected to the 2022-23 Board.

*The ballots had two names preprinted and two names written in during the meeting. (Willow Run CCR's allow nominations from the floor the day of the meeting.)

Review of the HOA, Year 21-22:

See the attached Handout: Willow Run HOA: Year in Review.

The Handout describes many changes and activities of the Board last year, grouped in major categories: Management, Grounds and Buildings, Clubhouse and Swimming Pools, Trees, Landscaping, and Sprinklers. Challenges going forward include continuing to implement water restrictions in a period of unprecedented drought, improving grounds and buildings, and making a decision regarding cable TV in the near future. See Handout for detailed list of challenges.

Name Change:

Kent asked the audience for a show of hands how many might be interested in changing the name of Willow Run to something else. No one expressed interest in pursuing this topic at this time.

Group Discussion of What to Do when the Cable TV Contract Expires:

- The contract with TDS expires early next year. Our Contract Manager has told us that there will be a rate hike and specific information will not be available until mid-October to early November. Willow Run has 109 units with about 25% occupied full time with either owners or renters. Willow Run spends \$5000 per month approximately for cable TV. Any raise in cable rates would have to be made up in a raise in the monthly dues if the membership desires to maintain the cable contract.
- Suggestions and comments from the audience included:
 - Cancel the contract with TDS and direct the savings to capital projects and to building up the Reserve Account.
 - Look into directing the savings into the internet for all households who could then choose their own television services.
 - Reduce the monthly dues to \$200 per month which is a great feature when selling your home
 - "I don't want to see individual satellite dishes all over the place."

The Board acknowledges that giving up something tangible like cable TV for the general good and welfare of Willow Run, is not an easy decision to make and welcomes all input from owners.

Board Discussion:

Pool Report: The hot tub is finally fixed, there was a chemical incident a few months ago which in turn affected the metal of the breaker box, pumps, and heaters. Also, replaced the blowers and capacitors. A donor gave the HOA \$1000 for special projects which included new pool furniture.

J-Building Covered Parking: Compared to the A-Building Parking structure, the J-Building parking structure is set back from the outer wall and water damages the structure rather than running off onto the grass on the other side of the wall. The plan is for our handyman to extend the roofline to avoid this problem.

Valley View Desert Landscaping Project: There will be a Work Party on November 12, 2022, gathering at 8 am. There will be a "pre-work" volunteer group on October 29, 2022 gathering at 7:30 am. The majority of the audience indicated that they are in favor of phasing out the pine trees on Valley View.

Audience Comments:

- Jeanette proposed that there be an emergency number for issues like a broken sprinkler. The Board can be contacted but there is not an emergency person designated. Scotty, our handyman is available for calls. His number is (702) 673-8459. If you leave a message, please leave your name, Unit #, and a summary of the problem, such as, "broken pipe".
- Another audience member shared with the Board his appreciation for the professionalism of the Board.

The next Board Meeting will be Saturday, November 12, 2022 at the Willow Run Clubhouse, time to be determined.

The meeting adjourned at approximately 12:00 pm.

Respectfully Submitted,

Gaye Jensen, Secretary

*Willow Run Home Owners Association
Board of Directors Meeting*

WILLOW RUN HOA: YEAR IN REVIEW

SEPTEMBER 17, 2022 ANNUAL MEETING

MANAGEMENT

- ✓ Established a website (www.willowrunstg.com) and booking system for reservations for the RV Parking Lot and Clubhouse private gatherings. Created a Newsletter.
- ✓
- ✓ Transitioned from using a management company to handle issues to the Board taking responsibility for day-to-day management and changed the accounting system from a Fiscal Year to a Calendar Year.
- ✓ Restructured cash flow problems through the use of a credit card. Raised the monthly dues from \$225 to \$236.
- ✓ In compliance with the Utah state requirements for HOAs to conduct a reserve study every five years, completed a new Reserve Analysis and Consulting Study January 2022, at no cost to Willow Run owners. (\$5000 value)
- ✓ Paid off the loan from a number of years ago for major repairs to the A-Building.
- ✓ Replaced Johansen's with Red Rock Pool and Spa to manage our pools and replaced Ben with Henry to manage our landscaping.
- ✓ Held a Willow Run Christmas Party 2021.
- ✓ Holding a Luau themed potluck luncheon after the 2022 Annual Meeting.

GROUND AND BUILDINGS

- ✓ Painted the Valley View Drive wall and posts in the main entryway.
- ✓ Cleared out gutters and installed foam to prevent accumulation of debris. Fall 2022 removed leaves from roof tops.
- ✓ Repaired the tree damage to the back of the J-Building and to the roof of one of the A-Building individual garages.
- ✓ Painted the A-Building Covered Parking. Volunteers cleaned the work area around the parking and raked pine needles, picked up pine cones and added landscaping rock around the northern entrance. Also, added to the desert landscaping at the North Entrance.
- ✓ Filled in the holes behind the J-Building left when trees were removed years ago.

- ✓ Repaired the bricks in the main entry way to Willow Run.
- ✓ Replaced all the bulbs on the garages and common areas.
- ✓ Upgraded the overhead lighting in the J-Building Covered Parking
- ✓ Added security fencing to the shared wall with the apartments on Indian Hills and installed a camera facing the RV Parking Lot. Identified and spoke to the parents of children climbing the shared wall and throwing rocks at parked vehicles. The parents were embarrassed and promised to prevent this behavior from happening again.
- ✓ Painted and stained the playground equipment, painted the nearby benches, Painted and taped the basketball standard. Stained and painted the bridge and cleaned out leaves and debris in the A-Building Courtyard.
- ✓ Repaired broken pipes: main pipe swimming pool area, main pipe J-Building and main pipe near Unit 31.
- ✓ Repaired tile roofs and replaced broken tiles.

CLUBHOUSE AND SWIMMING POOLS

- ✓ Obtained a pool table for the Clubhouse, repaired Clubhouse furniture.
- ✓ Repaired the outdoor lighting system for the Clubhouse and pools.
- ✓ Upgraded and added to the outdoor pool furniture.
- ✓ Power washed the indoor pool deck twice. Replaced the auto chlorination system on the hot tub and replaced the heater blowers for both the hot tub and the indoor pool. Replaced the main breaker box at the clubhouse and the pools. Installed a ventilation fan in the pool pump room. Installed a blower for the hot tub jets. Installed a new exhaust system for the indoor pool.

TREES

- ✓ Cut down 6-8 trees.at no cost.
- ✓ Trimmed numerous trees and palms throughout the complex. Also trimmed the large palms located at the outdoor pool area and the large palms throughout the complex which had not been trimmed in 7 years.

LANDSCAPING

- ✓ Completed the Landscape Plan for the Valley View Dr. Xeriscape Project

- ✓ Initiated desert landscaping projects, providing crushed rock for do-it-yourself owners.

SPRINKLERS

- ✓ Installed 3 smart sprinkler controllers to control 40 sprinkler zones. We have 5 more controllers to install. Completed repairs of countless sprinklers.
- ✓ Moved sprinklers behind the J-Building and created a path of crushed rock along the perimeter using volunteers. Redesigned and reinstalled sprinkler drip system around the southern trees in the central parking area. (Waiting for the drip overhaul of the northern trees to be completed before planting.)
- ✓ Repaired sprinklers/valve box behind the tennis courts.
- ✓ Created a site map identifying valves and controls for the sprinkler system.

Challenges and Goals Ahead:

- ❖ Continuing with water restrictions in a period of unprecedented drought.
- ❖ Continuing to improve and upgrade the sprinkler system.
- ❖ Getting the grass and Bermuda grass under control.
- ❖ Completing the conversion from grass to desert landscaping along Valley View.
- ❖ Making improvements to the pool building: new windows treating the wood ceiling, replastering both pools, stucco repair, and replacing damaged drains.
- ❖ Continuing to trim trees and palms as needed.
- ❖ Painting the J-Building covered parking and the A-Building handrails.
- ❖ Repaving the roads in Willow Run.
- ❖ Making stucco repairs and painting touch ups throughout the complex, including the outdoor pool area, and replacing damaged ends to the downspouts.
- ❖ Making a plan for systematic roof repairs.
- ❖ Making a decision re TDS when the new cable rates become available in Oct/Nov. (The Board will consult with owners before voting on any options.)