

*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.

GROUNDS 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.

PLAYGROUND DOUG/MARY JUDD & GREG & LONNIE KEARNEY

- ✓ 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.

LANE ✓ 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.
PAINTING SOFFITS
- ❖ 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.)