

Willow Run Homeowner's Meeting Minutes

August 3, 2026

Present: Bob Driscoll, KJ Driscoll, Todd Jenkins, Chris Elmore, John Stawizky, Christy Wallace, Nathan Summers, Anthony Kennedy, Beverly Estorge

Also Present: April Roberson

Absent:

Bob opened the meeting and asked for approval of previous minutes. Unanimously approved.

The board discussed when the annual meeting should be. We didn't want it on any ECU home game day. We decided on Saturday, October 17th at 2:00 PM, with a rain day on Saturday, October 24th. We will have some openings for new board members since a couple have stated that they are resigning.

Bob and John will put together a newsletter to be included with the annual packet to be mailed out by RPM.

Bob talked about getting the Hell Strip trees mulched. We all agreed that it should be done. Bob got two bids – one from Julians and one from Zamora. The were close to the same price, but Julians was about \$650 less and he was going to add a spray to the really mounded up trees so that the mulch was bonded together to prevent the mulch from washing away. Unanimously approved.

A tree, on HOA property, fell in a resident's yard and tore up a bit of her fence. We already had the tree removed but we discussed how to handle the fence. We decided that the HOA should not repair the fence. We thought that that would set a precedent that the HOA didn't want. We agreed for Bob to talk to the lady and for him to do the repairs. He said that it would be about \$100. We all agreed that we would pitch in some money for the repairs. The repairs would be done by Bob and NOT the HOA.

Bob said that he would put an email together and send it to April so she can send it to the lady so that it would be on record that the HOA was not going to be responsible for the fence.

We discussed that there were some political signs displayed. At this date, the signs were displayed too early according to the city ordinance. The individuals that had them displayed would remove them until the timing was correct.

John mentioned that a resident was looking into solar shingles. At this time, they are not acceptable. Also, metal roofs would need to be examined on an individual basis.

Fences were also discussed. Was the owner of the fence responsible for both sides of fence when installed on a lot line. The short answer was yes, they are responsible for both sides.

Treasurer reported that we have \$62,630.17 between operating cost and reserve CD's.

The board discussed raising the dues from \$40 to \$50 because of rising maintenance costs and decreasing reserves. The board decided to keep the dues at \$40 for the current year, but to prepare the residents for the increase next year.

Meeting adjourned at 8:04.

Respectfully
John Stawizky, Secretary