

Willow Run HOA
02/06/2024 Minutes

Present: KJ Driscoll, Bob Driscoll, Chris Elmore, Todd Jenkins, Linda Mandell, Pam Mastin, Sam Speight, John Stawizky and Christy Wallace.

OLD BUSINESS:

Minutes -The group voted to approve January meeting minutes.

January newsletter was sent out. Thank you, KJ, for gathering the information and to Liz Furci who made it look fabulous.

Violations Policy: Amanda confirmed that our current violations policy remains the same as its last update on 11/15/22. Process: Kim will do a drive-through, relay that information to us and the board will decide who gets a letter. (1) Letter is sent. (2) If concern isn't addressed to the board's satisfaction within 30 days, a certified letter is sent (3) Schedule and hold a hearing (4) After the hearing, the board will discuss and send a letter documenting their response. Possible outcomes: (1) the matter is resolved (2) a monthly fine may be instituted or (3) the board may take action passing reasonable costs along to the HOA member.

Parking vehicle across sidewalk: There are no covenants dictating that a vehicle cannot be parked across a sidewalk. A trailer cannot be parked across a sidewalk. Linda suggested that we contact Greenville Code Enforcement for information.

Dues increase: Per Amanda, dues increases are usually put into effect at the annual meeting. She suggests waiting until this year's annual meeting for an increase of \$10 per month to be implemented in 2025 when the budget gets approved. We would need to provide justification for the increase. ie. Tree care expenses, increased maintenance costs, nature trail maintenance, etc. Reserve account status could be a factor in the community rejecting the increase. Linda asked if we have an adequate reserve for the size of our community. Stephanie said we'd need to have a reserve study done to find out if we're fully funded for years down the road. Russell Management has contacts who can do that and she will get a quote for us.

Neighbor swimming pool: There's nothing in our covenants that prevent someone from having an unclean pool since it's in the backyard. Kim suggested we check with Greenville Code Enforcement.

Streetlight shine: Todd contacted GUC to block out unwanted streetlight shine on two poles. They came and did a less than stellar job spray painting one side of the fixtures (graffiti style).

Paver Project: The paver project with Pirate Lawns is complete. Payment is complete. They did a great job installing pavers on the trail extension between Cattail Ln and Willow Run Dr. They also provided a quote for the low voltage lighting along that part of the trail. Bob would like to double check cost numbers and Todd will provide him with the quotes.

Architectural Guidelines: have been posted on Russell website.

Metronet WiFi at Park – Per Todd, weatherproof boxes for wi-fi installations are easy to find from Amazon for around \$50.00. Metronet can install their equipment with an ongoing monthly cost of \$50 - \$60. On the subject of security cameras in the park, per Todd it would involve a cost for outdoor cameras and equipment to interface with the cloud. One-time cost would be about \$1000 for the boxes, server equipment, etc with one camera and \$1200 for 2 cameras. The company is called

Ubiquity and Todd would coordinate the installation. It was decided to table it until our next meeting. Todd will put together an order and present the figures at the next meeting for a vote.

Monthly finance reports – Bob provided the December asset sheet.

Tree transplant – The little oak tree has been transplanted to the entrance.

Railings for Gazebo- The fabricator/installer is still working on the railings for the gazebo.

Trees and Sidewalks - Pam has done an initial assessment of trees that are pushing up sidewalks or need to be removed. KJ volunteered to photograph each location so Chris could submit them to City Compass website to repair walks and/or remove trees. Pam left a voicemail for the Trees and Sidewalks Superintendent asking about the process of handling so many issues at one time and what to expect from the City. *02/10/24 - No return phone call yet. She'll try him again. Also there are more issues than 8 or 10 as she reported at the meeting. There are 15 public issues and 4 private issues.* Linda hired Peardon's Tree Service (252-752-3278) to remove a tree and they did a great job at a reasonable cost.

NEW BUSINESS:

Park gazebo and trellis - Todd mentioned that the gazebo and the arbor at the park need to be power washed this Spring. Some wood needs to be replaced on the gazebo. Bob offered to pressure wash and we discussed the possibility of using the neighbor next to the park who had let us use her water when sod was installed. Hiring a business that has their own water was also suggested.

Monthly drive-through by Russell Management: Kim can do our drive-through on the first Tuesday of each month, so we have the information for the next meeting.

Playground equipment -Todd requested quotes for playground equipment that has slides on it.

ACTION ITEMS:

Russell Property Mgmt- Provide us, via their contacts, with a quote on the cost of a reserve account study

Todd: Put together an order for Wi-Fi installation and security cameras at the gazebo and bring us the numbers next month for a final decision.

Bob – will look into pressure washing the gazebo and trellis or hiring a contractor to do the job.

KJ will photograph locations and Chris will submit the addresses to City Compass that need sidewalk repair. Pam will send photos of “private” sidewalk locations to Kim at Russell.

Todd/John: decide on a date for the 2024 annual meeting.

Pam Mastin, Secretary