

Willow Run Homeowners' Meeting  
January 9, 2026

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

Representatives from Russell Property Management: April Roberson

Absent: Nathan Summers

Bob opened the meeting and passed around last month's minutes. Unanimously approved.

Bob said that there really wasn't anything new going on. Only the trees.

Bob asked if we had a financial report. KJ said she did not have a report yet.

April said that she thought the CD's matured in March. KJ said she would follow up.

April asked for a list of new officer titles. Chris told her that they were in last month's minutes.

April said that the list of delinquents seemed bigger than normal, but that may be because of the new system that RPM has using. April sent out "nice letters" regarding this issue.

Todd offered to have a side meeting with KJ and anyone else to go over the financials since he was the previous treasurer. KJ will put something together.

Architectural committee said that we only had one request and that was from Todd. He wants to put a roof over an existing patio slab. He filled out a form and turned it in to the committee. John asked if the roof was attached to the house or not. If it is not attached to the house, it is considered temporary and there would be no problem. If attached to the house, it is considered permanent and a different set of rules come into play. But, since the roof is going over an existing slab and not altering the size, there should not be a problem.

John reported on the new trees. Donald Pilgreen, our tree guy, wants to start planting around the end of the month. He already tagged 20 trees from Worthington Farms and is ready to start tagging the locations. Bob said that with the trees that the city removed, it is more like 28 trees. The board voted and decided that we should plant all 28 trees. John said that he would contact Donald and get the ball rolling.

Bob said that the watering bags are available for about \$10 each. The board voted on purchasing the bags

John also reported that the city was finally working on replacing the last of the sidewalk replacement project.

Bob reported that he is having ongoing conversations with the lawyers involved with the road expansion projects. Nothing concrete yet. They are sending out appraisers in regards to the entrance. They should be going into litigation soon.

It was brought to our attention that Rachel has a neighbor that has a motion activated device designed to scare off cats by emitting a noise. Apparently she has it pointed at Rachel's house and the noise is keeping Rachel awake. The board said that that was not an HOA issue but a civil issue. The Rachel would have to call the police on that matter.

Todd said that he would get with Karen about some sort of adoption option of the cats.

Meeting adjourned @ 7:55 PM

Respectfully

John Stawizky, Secretary