

Willow Run Homeowners' Association Meeting Minutes  
August 6, 2024

Present: John Stawisky, KJ Driscoll, Bob Driscoll, Todd Jenkins, Sam Speight, Linda Mandell, and Christy Wallace (by phone), Chris Elmore

Absent: None

The meeting was called to order by president John Stawisky. He asked if everyone had read the foreclosure letter from Russell Property Management. Minutes were approved after changes made to recognize John instead of Bob for some of the actions taken for the prior month.

Bob Driscoll presented the treasurer's report. John stated that one of the vendors was listed, but there was no record of payment. The vendor was Laughinghouse Farms, and Bob asked if anyone was familiar with them. Todd clarified the purpose of the vendor as having a long term contract with them to spray and fertilize common areas. Payment was made to Hardee's Plumbing for the watering line repair at the entrance, Laughinghouse Farms, and Julian's Landscaping. Spartan Powerwash was hired for the power washing of the sidewalks in the common areas and the gazebo. Todd stated that the vendor had given two estimates; one for the gazebo and one for the common areas.

John stated that he sent April at RPM all the information on approval of the architectural requests and forms. John asked Chris if she had submitted the sidewalk repair requests to the April so that she may be able to expedite them within the city government. Chris had not, but said she would.

John next introduced three letters going out to neighborhood residents for failure to comply with restricted covenants. One was concerning the signage allowed in the yard. John opened the discussion to the board and asked their opinions of what should be done as far as a sign or a decoration. Chris stated that she thought it best to stick to the restricted covenants so a question would not come up on everything that is put up in a yard. Flags and signs are two different things. Todd suggested that we clarify that a sign is sending a message. Some signs may be offensive to others and that should be considered, but John stated that shouldn't be a criteria. Considering the difference of opinions, Todd suggested he and Linda meet to work on the regulations and definitions. Political signs were mentioned and Todd stated that NC state law overrides covenants. Sam mentioned that whatever we decide should be uniform and applicable to everyone equally. Todd clarified that some signs/decorations are temporary, business advertisements, long term signs. For rent signs are not allowed, but for sale signs are allowed. After more discussion about signs, Todd offered to phrase a rule that would encompass all of the concerns for the board.

John stated that a Willow Run Drive resident had approached Bob and KJ about some concerns she has with the neighborhood: the shed being built and installed by Doc Halliday which she stated was brick (only the foundation), and the windows in the shed weren't architecturally appropriate.

Sam told us about a young man pushing a lawnmower around and asking if he could cut the grass or wash a car to earn money. John called the non-emergency police number and reported it for follow-up. Todd brought up that a resident on Willow Run Dr. had their mailbox

vandalized. Sam said that the number of people walking through the neighborhood had increased. Todd stated that the common areas and playground are private property owned by the HOA. Todd suggested that we contact the city about their involvement in those common areas. Is it private or public? John will check with RPM.

John emailed April about their policy on delinquency on payment of dues. RPM sent their policy of foreclosure. A resident on Willow Run is years in arrears and has ignored letters and the next step is foreclosure. Todd explained that the homeowner can actually lose their home in the process. The house can be sold and payment to creditors, such as the bank, made first then other creditors from the proceeds. This seems extreme, but when the homeowner prefers to ignore the association, it can provoke action. Todd suggested we take a vote to see if we want to follow the RPM policy. They already have a lien on their property. Todd suggested that the HOA authorize John to be satisfied that the homeowner has been sufficiently notified and that we can verify the homeowner has been notified.

Violations of past due accounts are sent a letter stating they have 30-90 days to correct the violation or face fines. The letters have been sent previously.

Bob Driscoll has spent a lot of time installing lighting under the trees to improve the pathways. John suggested Bob needs to send an invoice for his labor.

Resident on Willow Run isn't complying with violation letter. Check with RPM about their policy for followup.

Respectfully submitted,

Chris Elmore  
secretary