

Willow Run Homeowner's Association Minutes
Meeting September 3, 2024

Present: Todd Jenkins, John Stawisky, Bob Driscoll, KJ Driscoll, Linda Mandell,
Sam Speight, Chris Elmore
Absent: Christy Wallace

The meeting was called to order by president, John Stawisky. Minutes from August's meeting were approved. John stated that several residents had limbs down in their yard. If limbs are in the yard, their removal is not the responsibility of the HOA. Todd and Bob volunteered to look at the limbs and see if they could help with the removal. John asked if anyone heard from April referring to the foreclosure on one of the properties in the development. April sent a financial report outlining those who were behind in dues and had not responded to previous correspondence. John went over each and discussed where they were in the process of getting caught up. KJ suggested that we contact April and find out how far in arrears a resident needs to be before a letter is sent. John said he would call her.

Bob Driscoll passed out his monthly treasurer's report and went over the items in it and the balance. Most of the items are paid monthly. Todd was praising Russell Management for getting our invoices paid quickly. We also discussed the upcoming phase 2 of the tree replacement plan. The first phase cost \$15,000 and we expect the phase 2 plan may be around the same.

We discussed the rules and regulations which is being formulated. Residents are beginning to put political signs in their yards. It was reminded that the rules and regulations should be included in the upcoming newsletter. Signs can go up 45 days before election day and must be removed by 7 days later. The additional \$20 per month on the HOA dues should be mentioned in the newsletter also. The dues are the same as they were when the neighborhood began in the 1990's. Costs for everything are higher and instead of draining our reserve budget, we need to build it into the monthly dues. The balance is less then when we the current board was seated. Discussion was followed about the raise \$10 or \$20 per month.

We discussed whether or not the playground is deeded to the HOA or the city of Greenville. This could affect the maintenance and availability of our common areas.

Next we discussed putting mulch around the trees. Bob has gotten a quote for almost \$12,000 for the entire subdivision, including the crepe myrtles in the Willow Run median. Bob will try to get more quotes since that was too high. Last year, Julian charged \$6,200 for mulch. He used 42 yards of mulch. Linda mentioned the trimming of hedges in the cul-de-sac has been completed. They are supposed to trim hedges 3 times per year.

John emailed everyone the budget for our annual meeting and we discussed labeling on the budget to be more exact as to the purpose of the expense. Todd made a motion that John and April work on the budget to make it more reflective of the purpose of each expense. John said he would have a budget in a week or so and then the board can have it ready to discuss before the annual meeting.

The board discussed that costs have increased and rather than raise the dues in small increments more often or have special assessments, we might be able to build the reserve back up if we have more disposable income. Chris mentioned that we should propose a \$20 increase to \$50 per month rather than anything less. The board unanimously passed the motion to change the monthly HOA fees to \$50.

Bob mentioned that the gazebo had some rotten areas that he would like to replace with a permanent material that was rot resistant. A vote to replace rotten areas for was voted upon and passed. Bob has offered to make the repairs with no charge.

Chris reported that 35 books got wet in the library and had to be thrown away due to mold. She replaced some books to restock the library. John and Bob will check the rubber strip around the door because the door has warped a bit and is no longer water sealed.

Bob has put the lights uplighting the crepe myrtles, phase 1 and phase 2. A landlord has property there and it may be difficult to get him to approve using his electric and then being reimbursed by HOA. The board approved finishing the lighting if Bob could get the landlord to agree.

Todd mentioned that maybe we could bring snacks to our meeting. Discussion followed about snacks and John asked for a motion to close the meeting. The motion was seconded and approved.

Respectfully submitted,
Chris Elmore