

Willow Run RV Condo Assn, Annual Membership Meeting
 Saturday, June 17, 2023 10:00am



	Discussion	Action
Establishment of Quorum		Sufficient number of membership voted to establish quorum
Call to Order	None	Call to Order @ 10:00
Pledge of Allegiance	None	Recitation of Pledge
Roll Call	Officers were called for attendance	Judy Fallon-Present Dan Christianson- Present Neil Berkowitz- Present Jim Rae-Present 1 Vacancy due to resignation
Introduction of New Owners		Units 185, 194, 252, 56, 157, 221 acknowledged.
Agenda additions	Request for agenda additions	New Business-add Laundry cards Declaration Maintenance-add Utility drawings, buffalo boxes Old Business-Add pool
Approval of Minutes	Minutes of June 28, 2022 distributed in Spring voting packet	Motion to approve minutes of June 18, 2022 as distributed by Board of Directors by lot 36, 2 nd by unit owner. Approved by membership
Treasurer's Report	Statements	\$40000 taken from reserve fund for the Roads Savings balance is \$209,424.34 Additional fund of \$6000 taken from checking for roads. Total project about \$43000. Zelle-Easy to use. No information is disclosed on either party. Associated Bank- \$69,955.60 Associated Bank Money Market-\$68,000 Advia Credit Union-\$233,424.64? Advia Checking-\$11,000 Discussion with Associated to move money from Advia to higher interest rate. Unit owner addressed missing financial report based on annual information. Will put up on website.
New Business	Laundry Cards Declaration	Laundry cards-Laundry converted to card payment. Kiosk in laundry room. Can reload money onto your card. If new member see Dan to obtain a card. Can also assist if there is a problem. There is also an App. Park gets a share of the revenue. Keep cards in the office. June 10, 2022 Board Meeting vote to approve with proceeding to update Declaration. It is the original document and outdated. Partnered with our law firm to proceed. They analyze what we have and make recommendations to out

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	<p>Unit Utility location</p> <p>Meeting suspended due to medical emergency Meeting Resumed</p> <p>Playground</p> <p>Residency Forms and Emergency Notification</p>	<p>Filter needs to be replaced. Problem with the pool. Pumps, sand replacement, filter system, Unsure of cost. Form to be sent out. Will be on file in the office</p> <p>No further action</p> <p>Jordan suggested patching tennis court since not used much. Neil suggests that continuous bandaiding will cost more. We are prioritizing work to be done within our budget.. What about Sealcoating? Prices to be obtained. Current vendor too busy this year and we do not know the cost.</p> <p>Lot 108. Recommend having both tennis court and pickleball simultaneously. For change to be made 2/3 vote needed. Needs to be installed. Consensus is to have professionally installed. On their schedule. Ribbon cutting on the 40th. Special playground mulch coming. Hornets are building nests under equipment. To be addressed. Total cost \$13,000 equipment, \$7,100 installation, \$6,100 mulch, grading \$900. Still need landscaping timbers to enclose the mulch. \$40 per timber.</p> <p>179 Question about mulch. Specifics identified.</p> <p>Forms available-Required annually by the Association. The County holds us accountable for monitoring. This is the method we use along with the gate card system. Trying to source those cards ourselves.</p> <p>Unit owners are responsible to keep the Association abreast of your current contact information per the Declaration.</p> <p>Lot 73 Can the issue of a pavilion be revisited. Dan spoke the County. The number of building we have on our current footprint is not sufficient to add anything else. Based on square footage I the county's eyes. Also based on the drainage of the land.</p>

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<p>Committees/Announcements</p>	<p>Election Committee</p> <p>40th Birthday Bash</p> <p>Food Receipts/medicine bottles</p> <p>Sunshine</p> <p>Future Events</p>	<p>Big thanks to Joan and all of our “election monitors”. Clubhouse needs to be utilized by voters only between 8:30-9:30 to keep process smooth. Shirts have been ordered in various sizes. Amy (221) working on the baskets. Looking for donations. July 15 cut off for dinner tickets. Joan D posting information. Cash donation from breakfast \$83 brought to food pantry. Promote at some of our events. Medicine bottles will be collected. Remove labels. Unit 203 hospitalized. Card to be sent. Jill Deshaine is sending cards to those in need. Sent about 20 cards. People want their privacy. Music event with raffle and 50-50. Father’s Day Brunch June 18 dish to pass Stuff on the beach call curley leaf pondweed. Rake them up and throw them away. July 2 Ice cream social 2:30-3:30 Gold Cart Parade July 1-Teeme tropical 4th of July June 18 Shuffleboard 3pm July 15 Golf Cart Rally with prizes. Newsletter-June 28 149-Lynn Thanks to folks for organizing activities. Very active schedule Gather at the Lakehouse every other Thursday Water Form to be changed to only submit if you are leaving water on. You are responsible if you leave it on.</p>
<p>Election Results</p>	<p>Board of Director results: Neil Berkowitz- 135 Connie Dymek-86 Ralph Smith-115 DonWolfram-87</p> <p>Referendum on Term Limits Yes- 110 No-33</p>	<p>Neil and Ralph will have a 2 year term and Don will have a one year term. Because of the closeness of the vote there were three recounts. Election closed.</p>
<p>Adjournment</p>		<p>Motion to adjourn- passed Meeting adjourned 11:33</p>