

Willow Run RV Condo Assn, Annual Membership Meeting
 Saturday, June 16, 2018 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	Jon Mortensen- Deceased Dave Stachura-Present Judy Fallon-Present Dan Christianson-Present Jim Ulbert-Present
Approval of Minutes	Minutes distributed in Spring voting packet	Motion to approve minutes by Judy Fallon, 2 nd by Jim Ulbert, -Approved
Introduction of New Owners		Unit 250-Jim and Laurie Unit 114-Bill
Treasurer's Report	Statements Was money received from sign	Association bank account balances presented. Checking: \$57,219.39 Money Market: \$85,009.89 Advia Credit Union Reserve: 221,379.42 About \$25,000.00. Old sign too low for some campers which had to have tires deflated to get in or out. Working with sign companies. Will have a lighted sign. Trees removed from front. Working on landscaping. Motion to accept Treasurer report from Judy, 2 nd Jim. Accepted
New Business before Association	Unit 196 Unit 248 Unit 150 -Lot 157 Hedge blocking view of main street. Unit 217 -What was outcome of altercation at the pool over Memorial Weekend?	5 stumps removed from trailer/boat lot opening up additional spots. Reminder those who are allowed to park trailers there are responsible to maintain their space with regard to grass and weed control. Question about possibly spraying for bugs by pool Address for safety. Maintenance will address/ Letters written-both owners fined. Lifeguards are in charge. We now have volunteers monitoring assisting the guards (security team). They will check coolers. If there was broken glass the pool would have been shut down for the entire summer. The state takes over in this situation. Problem usually caused by guests.

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	<p>Unit 210-Are we paying for the Security Team?</p> <p>Unit 245-New Recycling Initiative</p> <p>Bingo</p>	<p>The sheriff department has already been contacted and we will call them when necessary.</p> <p>They are volunteers. Another dedicated line installed at pool. Lifeguards have all Board members numbers. Board member on call weekends.</p> <p>Board had special meeting to discuss situation that got out of control. If situation reoccurs fines will double. Pool important asset to park. Take situations seriously</p> <p>New recycle effort. Collecting pill bottles with caps. Can bring to unit or put into food box. Must have cap and have label removed. Go to animal rescue.</p> <p>First Bingo tonight at 7pm..</p>
<p>President's Message</p>	<p>Website</p> <p>Upgraded Camera System</p> <p>Golf Cart Safety</p> <p>Unit Safety</p> <p>Condition of units</p>	<p>Working with professional website developer.</p> <p>Work begins next Tuesday. Camera installed at recycling and burning, garbage, pool, gate entry and exit. People who are illegally dumping will be fined. Motion sensitive. Internet based.</p> <p>Continue to have problems with unidentified carts. Example given. Adhere to the rules.</p> <p>Please make sure unit numbers on your units for safety reasons: Fire & Police examples.</p> <p>Request made to take care of the beaches as well as upkeep of units. If beaches not maintained Assoc will do the work and bill you for all of the labor. Keep the integrity of the park by looking good.</p>
<p>Vice-President report</p>		<p>No Report</p>
<p>Secretary Report</p>	<p>Gate Card Process</p> <p>Facebook Board Sponsored Policy</p>	<p>Security of the park viewed as asset. Maintaining accuracy of unit issued gate passes very important. Going forward when additional passes or remotes requested all passes in the system will require validation. If unable to validate they will be deactivated.</p> <p>Facebook exists at discretion of the Board. Is for business as well as some communications from unit owners. It is not the place for unit owners to discuss</p>

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	<p>Drones</p> <p>Rule Book</p> <p>Comment Forms</p>	<p>park issues, make inappropriate comments or speak with vulgarity. Postings will be removed and your access to the page will be permanently revoked. In addition we are developing Facebook policy for the Association. For Unit owners only. Not all family members. Will be added to Rule book.</p> <p>Must be registered. Rules from FAA, Wisconsin and legal opinion as it applies to Associations. Policy will be developed on this. Will be in Rule Book.</p> <p>Will be sent out in the fall. Coupons also will also be in packet. Encourage everyone to open them up.</p> <p>Avenue with which unit owners have to address issues directly to the Board. They must be signed so that if there is a question we can contact you. Comment forms are NEVER shared with another unit owner.</p>
<p>Maintenance</p>	<p>Pickle Ball striping</p> <p>Shuffleboard</p> <p>Tractor</p> <p>Pool</p> <p>Lakes</p> <p>Laundry Room</p> <p>Water Usage</p> <p>Mailbox numbers missing.</p>	<p>Completed on tennis courts. Mike Rogers lot 249 Willing to coordinate "league" and show people how to play. Wood paddles about \$9.00 Composite ones are \$40. Will place signup sheet in clubhouse.</p> <p>Work to start next week. Have 1 set of sticks. Will put up a storage for them. Suggest no one under 13 play. If you see anyone younger please stop them. If equipment ruined you will have to purchase your own.</p> <p>Got good use. Was a 1955. Was replaced with Cabota. Received \$1000 for old one.</p> <p>2 umbrellas purchased for lifeguards.</p> <p>Have been sprayed twice (algae & weed growth)</p> <p>No Foreign coins allowed. Will jam machine. If issue call number on machine. Will get it clarified. Office does not refund money for laundry room.</p> <p>Water cost read over several years. Significant reduction realized with change in watering rule.</p> <p>Jim will address.</p>

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	Water Volleyball	Has been purchased. You must supply ball. Lot 220 when can net be put. After aerobics during weekdays only. Age limit? Will take recommendation from requesting group for guideline.
Committee	<p>Phone Directory</p> <p>4th of July</p> <p>Picnic in Park</p> <p>AED</p> <p>Welcoming Committee</p> <p>Advertising in Newsletter</p>	<p>Elaine Peterson and JoAnn Hunt will work on Directory with fall as the target time for completion. Need authorization from new owners to be added. Krystal, Elaine and JoAnn will complete. New Website-Bottom line is try to consolidate information capture.</p> <p>Needed Golf Cart chair volunteer, Amanda Barth volunteered. June 30-Trash and Treasure-8-12 June 30-Golf Cart Races-Betty Craig organizing-1 pm July 7-Breakfast July 7-Golf Cart Parade-3pm Horseshoes- TBD by Jack</p> <p>Next Saturday. Menu posted</p> <p>New Automatic External Defibrillator located in laundry room. People as young as 5 have been able to operate one by following the prompts. Have adult and pediatric sticky pads.</p> <p>Outline developed based on recommendation from the community to "vet" new owners. Members of committee include Elaine Peterson, Mari Mavus, Diane Santi, Joan Johnson, JoAnn Hunt and I. Will start meeting with new owners.</p> <p>Letter developed to solicit business to advertise with us on recommendation from community. Accept business care size ads. Introductory offer. Krystal volunteered and Ed has some vendors who might advertise with us.</p>
Election Results	<p>Thank you to the Voting Co-chairs and their team members</p> <p>Board of Director results: Dave Knudsen-113 Jim Ulbert- 143</p>	Both individuals will serve 2 yr terms.
Adjournment		Meeting adjourned