



Willow Run RV Condo Assn, Board of Directors Meeting Minutes - Saturday, May 16, 2026, 10:00am

Category	Item	Notes
Call to Order		Lisa Connell - 10:01 am
Pledge of Allegiance		
Roll Call	Officers called for attendance	Present: Lisa Connell, Ralph Smith, Dave Filippello
Approval of Minutes	Approval of meeting minutes September	
President's Message	Opening Statement Board Introductions Connie Dymek - President Lisa Connell - Secretary Ralph Smith - Treasurer Dave Filippello - Maintenance Meeting Format Memorial Day Weekend Fri - May 22 - Bingo (7:30) Sat - May 23 - Pancake breakfast (8:00 - 10:00 am) Sat - May 23 - Informational Meeting and Board Nominations (11:00 am) Sat - May 23 - Entertainment - Cork N' Classics (6:30 - 9:30) Sun - May 24 - Golf Cart Races (1:00 pm) Sun - May 24 - Bake Sale - (1:00 - 3:00) Sun - May 24 - Eve of Remembrance (7:00 pm) Board Meeting and Election Events: May 23 - Information & Board Nominations Meeting May 27 - Board Candidates Bios due June 6th - Meet the Candidates June 20th - Annual Meeting/Elections	LC - Description of the purpose of the public board meetings and the format of the meeting. Formal board business, officer and committee reports, projects and recommendations ,happenings in the park, and open forum time with owners can ask questions and discuss concerns. Message about the President Welcome - Excited about a new season with lots of new faces. Between the activity committee and other individuals in the park, they have really stepped things up with activities and opportunities. Highlight events next weekend! Weekly events are starting up. Keep an eye on the board, facebook, emails, and calendar on the Webpage.

Willow Run RV Condo Assn, Board of Directors Meeting
Minutes - Saturday, May 16, 2026, 10:00am

Treasurer's Report	Approval of 2026 Budget Oct. 8th Monthly/ Yearly Financials Water Savings	RS reviewed the approved budget for the 2006 season, and monthly/yearly financials. He also focused on the extreme water savings over the past off season.
Secretary Report	New Website New Owners - If you see someone you don't know, say hello and ask them about themselves. It may be a new owner of someone who has been here that you just don't know!!	Sale listings/ Pictures Office Hours and Board Hours 9-2 M,W,F,S Adopt a Pot - see Joan for which are available Trailer Lot Parking/ talk to office and clean up at sites. Don't keep up site and will be charged with clean up Pool Opening Hoping Sat, Sun, Mon next weekend. Weather, condition of pool and availability of lifeguards may impact this Lifeguard - reminder - Lifeguards are in charge Pickleball/Tennis Courts - ready to go. Use facebook if looking for partners Newsletter - get information to me by the 25th of the month in order for information to get in
Maintenance	Pool Updates Bathrooms and Clubhouse Playground/Parking Lot Park Front Entrance Beaches/Lakes/Pond Septic Fields and Lift Stations Roads and Signage	DF - Went through the updates of all of the work that has been done in the park and planned work for the summer. Pool - should be ready next weekend - some is weather dependent. Parking lot near playground will be completed early this year with extra sidewalk near playground. We have contracted for work to be done to relandscape the front entrance area due to changes made from the new road last year. Septic Fields are ready to go and

Willow Run RV Condo Assn, Board of Directors Meeting
Minutes - Saturday, May 16, 2026, 10:00am

		he and Neil are working on repairing/updating the life stations. We are creating new signage for the roads along Rainbow Drive to help with the delivery companies.
Old Business	Declarations and Bylaws	Didn't get enough votes to update the very outdated Declarations and Bylaws 1983 - pictures of us and the park from 1983 - EEK Things that went well After working a year on revisions, had a large owners meeting and that filled the room. Our attorney addressed each concern and modified the revisions to reflect that. Updated the document to reflect the changes in the park and changes required by state and township, including consistent language in the document. Things that didn't go well Too long of a time to vote. Owner turnover made votes invalid and new owners not aware of changes. Some owners didn't vote thinking this was a political move and didn't want to get involved. The required legal language in some areas was confusing, however necessary and some felt that it was too complicated to read. Out of a desire for transparency, a copy of the revised document was sent along with the crossed out changes. Again, hard to read. <u>2026 Changes</u> Can't abandon as changes are necessary.

Willow Run RV Condo Assn, Board of Directors Meeting
Minutes - Saturday, May 16, 2026, 10:00am

		Creating a series of videos, chunking out the documents and explaining the changes. Voting at the end of the season. Providing a feedback loop for questions/concerns/comments from the documents. If we don't know what your concerns are, we don't know what to change. Promise - there is no political agenda. When the committee began, a number of the members weren't even on the board. We are volunteers that worked hard to help the park move forward. Let's get this done for the good of the park.
New Business	Fire pit	As some of you know, there have been conversations about the creation of a park fire pit. Last year at the Annual Meeting, some owners voiced an interest and were excited about a spot to bring the park together. So Dave looked into what it would take to create a fire pit, we looked at state regulations, along with a location. When Dave shared some of that information, there were owners who were excited and some that had very valid concerns. First, the request was to look at an alternate location, which we are doing. There were also other concerns about safety, noise, hours, smoke, size of gatherings, etc. So to update you, we have been looking at rules for the fire pit following state regulations and respecting our park and owners. Here are a few of the "rules" we have looked at: Wisconsin says 10 MPH for wind 21+ and an owner No burn alerts Never leave fire unattended

Willow Run RV Condo Assn, Board of Directors Meeting
Minutes - Saturday, May 16, 2026, 10:00am

		Must have something to extinguished the fire (hose or fire extinguisher) No dogs/pets Keep children 3-4 feet from the fire May not burn yard/food waste or any construction or treated wood. Clean, dry wood or manufactured logs only. Must bring your own wood with pieces of wood no longer than 24 inches. No fire accelerant, including but not limited to lighter fluid, gasoline, or kerosene. Keep fires small - 36 in wide and 24 in high Fires must be completely extinguished by 10:00 pm No loud music . Keep to groups of under 20 people unless a park-sponsored event No illegal substances Throw away all garbage in provided plastic garbage can. Guests must bring their own chairs. You may not bring chairs from the pool. Clean out ash from the pit the next day in provided metal can Must reserve one week ahead of time, minimum \$50.00 fine if protocols are not followed? FYI for location - 20 ft from any structure 50 feet from anything combustible The biggest concern - Who will police this? Do we have a volunteer that is in charge of the fire pit? So, It's a work in progress. When we get to open forum at the end of the meeting, we will open it up for comments.
--	--	--

Willow Run RV Condo Assn, Board of Directors Meeting
Minutes - Saturday, May 16, 2026, 10:00am

Committee Reports	<u>Committee List</u> a. ACC b. Food Pantry d. Activities Committee e. Newsletter f. Sunshine g. Welcoming Committee h. Declaration Committee	
Adjournment		Motioned and approved - 11:15 am