

# Willow Run RV Condo Assn, Board of Directors Meeting

## Minutes, Saturday, August 8, 2026, 10:00am



| Category                            | Item                                                                                                                                        | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| Call to Order                       |                                                                                                                                             | President Lisa Connell at 10:01 pm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Pledge of Allegiance                |                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Roll Call                           | Officers called for attendance                                                                                                              | Ralph Smith, Lisa Connell, Dave Filipello, Neil Berkowitz present; Steve Nickel absent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Approval of Minutes                 | Approval of meeting minutes May and July                                                                                                    | Role Call Approved - 5-0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| President's Message<br>Lisa Connell | Welcome to New Owners<br>Many Thank yous<br>Activity Forms<br>Golf Cart Guests<br>Volunteer Luncheon<br>Welcome Committee/New Owner Packets | <p>President welcomed the new owners that were present at the meeting - Bill and Mary Clark. She made many thank you's to those who volunteered to make all of the park activities happen in the last month.</p> <p>Owners were encouraged to submit any activity ideas for next year's schedule as the Activity Committee begins to look at scheduling activities for next year. The new forms were discussed along with the option of having an Activity Committee member "mentor" the activity coordinator if they need help.</p> <p>The Volunteer lunch is today to thank all of those who have helped out over the season. A new process has begun in what the Welcome Committee is giving to our new owners along with office packets for the new owners to help them become a part of our Willow Run and Elkhorn communities.</p> |

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| <p>Treasurer's Report<br/>Ralph Smith</p>        | <p>Monthly Financials<br/>Working on 2027 Budget</p>      | <p>Treasurer Ralph Smith went through the financial report. Summary - Income was up from budget but down from last year due to a prior asset sale; expenses were below budget with savings on water and mowing, while payroll and legal fees rose. The balance sheet noted lower capital spending. Ralph encouraged owners to talk to a board member if they have suggestions for improvements/budget items for the 2028 season. Also discussed was using money this year to repave and paint parking area near the office in early September. Ralph also stated that any potential dues increase would be decided by Mid-September.</p> |
| <p>Vice-President Report<br/>Dave Filippello</p> | <p>Pool Updates<br/>Units and properties in disrepair</p> | <p>Dave Filippello presented plans to get quotes on updating the kiddie pool and including that in the 2028 budget. He is coordinating with Bill and Peter to plant new plants at the front entrance. Arrangements are being made for the public beach to be cleaned up. Someone is being hired to clean and paint the office basement and change out the lighting. There was a discussion about blocking off golf cart access to various parts of the Common Areas due to safety following a discussion of teenagers attempting to launch their golf carts into the air. Lastly Dave discussed taking</p>                               |

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|                                  |                                                                                                          | inventory of the supplies in the kitchen storage in order to create an order for next year.                                                                                                                                                                                                                                                                                                                                                         |
| Maintenance<br>Neil Berkowitz    | Project Updates<br>Front Entrance/office area<br>Outdoor Clubhouse concrete repairs<br>Basement Clean-up | Additional discussion continued concerning updating of the general maintenance projects, including the completed lift station installations and the street sign installations. They are currently getting prices for sidewalk work at the clubhouse.<br>Later discussions also included septic system work, fire department coverage and water shut-off procedures, with the deadline of Nov 1st to shut off water to avoid the \$250 water charge. |
| Secretary Report<br>Steve Nickel | Tentative Activity Schedule<br>Letters sent to those with property issues<br>Evacuation Shelter Update   | Signs will be ordered to designate the no pet area (men's shower room) for weather shelter areas. Steve Nickel has been sending out letters to owners concerning maintenance of their properties.                                                                                                                                                                                                                                                   |

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| Old Business      | Declaration Vote Kick-off                                                                                                                                          | Lisa Connell discussed the kick-off of the Declaration voting which will happen August 22 with coffee and donuts, with voting ending September 7. Two new videos are to be released this week for additional change/voting information. All are greatly encouraged to vote and meet with any board member with concerns or questions they have.                                                                                                                                                                                                        |
| New Business      |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Committee Reports | <u>Committee List</u><br>a. ACC<br>b. Food Pantry<br>d. Activities Committee<br>e. Newsletter<br>f. Sunshine<br>g. Welcoming Committee<br>h. Declaration Committee | Lynn Decker gave an update from the Activity Committee. She shared that they began with a starting balance of \$230 and have helped fund other activities. Their bake sale was a success but their ice cream social barely broke even.<br><br>She shared that the group is planning additional fundraising activities so that they can help fund other activities throughout the season, including 50/50 raffles. Lynn also proposed supporting groups with new ideas with planning and executing their events, including help with forms and funding. |

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| Adjournment |  | <p>Proposed and seconded at 11:01.</p> <p>Group discussion:</p> <p>Joe at Lot 177 invited all for coffee to watch his new park model be installed.</p> <p>Connie at Lot 218 shared her feelings on how much work that the maintenance board members do without compensation and wanting to make sure that owners know that they don't get paid for their efforts.</p> |
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