



Willow Run RV Condo Assn, Board of Directors Meeting
 Board Minutes, August 9, 2025, 10:00am

Category	Item	Notes
Call to Order		Chris B reminded the President to perform a traditional call to order.
Pledge of Allegiance		
Roll Call	Officers called for attendance	Connie Dymek, Ralph Smith, Dave Filippello; absent Lisa Connell
Approval of Minutes	Approval of meeting minutes July	Approved
President's Message	Opening Statement Comment Forms Mailbox keys/costs Announcement of New Owners Father Oriole reminder Legal actions - K&C	President reminded owners that if they are submitting a comment form to mark their unit # so the board knows who to respond to. Also a reminder to mark units and golf carts with lot numbers. Board will organize the Volunteer Luncheon for August 23rd from noon to 3:00pm. President thanked the Taylor family for their donation of a new Santa Claus display for the park. President clarified that drivers will not be ticketed if driving over the yellow lines when turning left into the park. President reminded owners of the Father Oriole potluck.
Treasurer's Report	July Financials Monthly Dues Declaration Costs	The treasurer shared the July financial report. He reported that the total income exceeded budget due to sale of truck and lawn mower and expenses were under budget for the month. He summarized various expenses, and that projected income is expected to exceed the budgeted net income by the end of the year.

		<p>Monthly dues were discussed, reminding owners of the PO Box 566 address for mail in checks and the Zelle option through the bank.</p> <p>Treasurer outlined the legal spending since January 2024, along with the Declarations costs as the process remains unresolved.</p>
Secretary Report	<p>Pool updates Web Design Reminder of Board Member Office Hrs Fine and Warning letters Reminder to respect unoccupied properties</p>	<p>The secretary's report was read, noting the pool updates concerning security of the table umbrellas and the extended pool hours through Sept. depending on guard availability.</p> <p>A new web designer has been hired and will be working on updating the Willow Run website. Owners were reminded of the Tuesday and Saturday Board office hours.</p> <p>The report shared that owners that have been in violation of park declarations/bylaws/policies/rules have been receiving warning letters and fines.</p> <p>Lastly owners were reminded to respect owners property/possessions even if they are not in the park or the properties are vacant.</p>
Maintenance	<p>Project ideas for 2026 Season. Planned 2026 Ideas: Beach and Lake repairs/maintenance Additional items in garage for usage Budgeted Money for 2026 activities Projects in Progress</p>	<p>Dave shared ideas for projects for next year. He discussed plans for new lighting, outlets, and flagpole painting. He reviewed the status of the lake aerator and valve replacement projects.</p> <p>He also discussed future entertainment options being part of the budget along with the possibility of creating a tool lending system, dependent on park liability issues.</p>

<p>Old Business</p>	<p>Christmas in July Road Repairs Water turn offs, fees and forms</p>	<p>The Board discussed the success of the Christmas in July activities and plan to continue with similar decorations and events next year. The board discussed the costs of road repairs vs. road replacement and the financial impact to the park and the owners. After an informal show of hands, the board chose not to pursue continuing research on road replacement and to address existing issues. The Board addressed the off season water usage and the decision to enforce the existing \$250 for usage beyond the camping season. Owners were instructed on completing the water shut off form, and the deadline for shutting off to the unit would be November 1st. Water not shut off by that date would incur the \$250 fee for continuous water use beyond the camping season.</p>
<p>New Business</p>		<p>The board addressed a Wisconsin state law requiring the retention of certain records for a six year period. Judy Fallon will be helping with this along with the Board implementing the Information Officer role as required by the state.</p>
<p>Committee Reports</p>	<p>New Committee List a. ACC b. Food Pantry d. Activities Committee e. Newsletter f. Sunshine g. Welcoming Committee h. Declaration Committee</p>	<p>Upcoming activities were discussed, including the adult pool yacht party and the volunteer luncheon. Judy Fallon reported on the status of the updated declaration and the challenge of vote collection at this time. Kristina will be working on the final newsletter. The importance of getting her updated and accurate information</p>

		<p>was discussed.</p> <p>The board discussed keeping the voting open, but suspending the vote temporarily and revisiting the changes and voting at the Annual Meeting in June. They discussed the frustration of low voter turnout and possibly changing the threshold from 50% to 40%.</p>
<p>Adjournment</p>		<p>After adjourning the meeting, the following topics were discussed between the Board and owners:</p> <p>The possible placement of exercise equipment in the clubhouse or garage.</p> <p>Creating a contest to name the lakes.</p> <p>Community Garden Ideas</p> <p>Fishing regulations for the pond and the “keep the fish” days over the Labor Day weekend.</p> <p>The possibility of increasing the budget for the Maintenance Director to gain more candidates.</p> <p>Talking to a plumber about the small lake drainage.</p> <p>Potential improvements for landscaping next year after saving money this year.</p> <p>Hovey’s offered to collect old TV’s to be used for their smashing business. Scott was willing to coordinate.</p>