

Annual Meeting Minutes-2024

Association Name: Willow Run RV Condominium Association, Inc

Meeting Type: Annual Meeting

Date: 6/15/2024

Time Called to Order: 10:01 AM

Location: Clubhouse

1. Opening & Roll Call

- Meeting called to order by Judy Fallon.
- Pledge of Allegiance recited.
- Quorum confirmed.
- Phones silenced and meeting recorded.
- Roll call: Ralph Smith – Present, Judy Fallon – Present.

2. Introduction of New Unit Owners

- Lot 175: Fred & Marie Mann – Illinois farmers, not related to previous owners.
- Lot 110: Regina Rozewski-Inherited by new owner who expressed appreciation.
- Lot 20: Carolyn Gualdron stopped by briefly but could not stay.

3. Approval of Previous Meeting Minutes

- Corrections were discussed regarding financial discrepancies with relation to roads. Question asked regarding laundry intake.
- Motion to approve minutes made by Ralph-Judy Seconded. Motion passed.

4. Additions to Agenda-None added

5. Treasurer's Report (Ralph Smith)

Handouts are income sheet, expense sheet and balance sheet.

- Income slightly over budget.
- Significant pending expenses: pool maintenance, garbage disposal, septic fields (some work still pending), electric use down due to pool delayed opening and credit dollars we were utilizing.
- General Maintenance account down as we are no longer using contract workers.
- Water use increased by 21.6%.
- Reserve balance: \$90,900; half committed to pool project.

6. Maintenance Updates (Ralph Smith)

- Landscaping improvements including 20 whiskey barrels.

- Fertilizing by Lawn and Tree Medix.
- Pool resurfacing started, may delay July 4 reopening.
- Septic Fields-Vendor still waiting for some dry days.
- Some roads still need attention. Main work completed in May.
- Non-toxic herbicide reapplied on beaches at no charge.
- Tennis Courts-awaiting revised quotes. Quote is for \$127000.

7. Fiber Optic Installation Issues (Edge Broadband)

- Trenching disrupted lift stations. Control be replaced.
- Temporary fixes applied.
- Control board, for lift station on Primrose, had to be replaced.

8. Clubhouse Soundproofing Project

- Estimated cost: \$3,000.
- Funding may come from the anniversary party or men's club funds.
- Fred and Charlee to oversee.

9. Front Entrance

- No update. Dave has sent e-mail but no reply yet.

10. Declaration Updates

- Near completion, to be reviewed by attorney.
- Special meeting expected August/September.
- Email addresses being collected for communication.

11. Noncamping use of the Park

- Park Usage & Access Rules.
- Exit gate system with card access coming. (Pody Door company).
- Clickers will no longer function for exit. (The system can't differentiate and will open both gates.)
- Clarification needed on 62-day rule.

12. Disclosure & Residency Forms

- \$50 fee is legal and for admin use.
- Forms must be submitted; all property transfers go through the office.

13. Utility Surface Mapping

- Members asked to submit utility surface drawings.

14. Committee Recognition

- Thanks to the Election Committee.

15. Community Service

- Ongoing donations to food pantry.
- Crocheted hats and clean bottles accepted.
- Looking for a Sunshine person.

16. Activities and Events

- Highlights include Christmas in July, 4th of July Parade (July 6), music nights June 22 (self-funded), pork chop dinner (Aug 24), newsletter (goal out week after meeting), Hot dogs and Brats June 22, Ladies Luncheons, Thirsty Thursday (Sign-up sheet) Ice Cream social possibly July 6th), Golf Cart Races on July 7th, Pancake Breakfast July 6, Golf Cart Rally (July 20 & 21), Children's crafts Saturdays at 10 and more.

17. Election Results

- Results-Dave (144), Joanne (142), Connie (136), Phil (120), Jim Rae (6), Ed Plante (1).
- New Board is Dave, Connie, Joanne, and Phil- 1 year term).
- Tennis Court Referendum: Option 1 (Tennis + Pickleball) approved with 108 votes. Option 2 (2 tennis courts without Pickleball) received 27 votes.
- Question posed regarding any possible insurance risk with pickleball. Do not have an exact answer but suspect not.

Motion to adjourn, seconded. The meeting closed at 11:12.

Follow-Up Items

Item	Action	Responsible	Deadline/Status
Finalize Declaration edits	Send to attorney, plan member meeting	Judy, Ralph	Mid-July
Soundproofing panels	Choose option, purchase, install	Fred, Charlie, Ralph	July
Tennis court resurfacing	Finalize quote, confirm warranty	Ralph	Pre-2025 Budget
Fiber damage claim	Document damage, file insurance claim	Dave, Brian	ASAP
Install exit gate	Notify residents, issue key cards	Ralph, Office	Before October
Water usage investigation	Check for leaks/meter issues	Maintenance	June-July
Form compliance	Collect all 2023/2024 forms	Office Admin	Rolling
Utility maps	Remind residents, collect drawings	Office	Ongoing
Email collection	Promote opt-in form	Lisa, Office	Rolling
Next newsletter	Submit content for next issue	All Committees	3-4 days post-meeting
Pool completion	Coordinate with contractor	Ralph, Maintenance	By July 4