



## **NOTES**

### **Regular Board Meeting**

#### **Willow Run RV Condominium Association**

Saturday, May 24, 2025, 10am at Clubhouse and remote viewing by Zoom

Board Members in Attendance: President - Connie Dymek, Vice President – Joanne Christianson, Treasurer - Ralph Smith, Secretary – Phil Collins, Maintenance Director – Dave Filippello

- 1) Call meeting to order
- 2) Pledge to the Flag
- 3) Roll Call
- 4) President's Opening Statement
  - a) Personal thank you
  - b) Thank you to volunteers for the pool opening and a multitude of other projects taken care of over the off season.
  - c) Call to approve minutes for April 17, 2025, and September 14, 2025, meetings. Seconded and approved.
- 5) Vice-President's Report
  - a) Three lifeguards hired in the offseason
    - i) Still looking for additional lifeguards and the park will help defray the cost to acquire certification.
    - ii) Park is providing lifeguards with swimsuit, including shorts and hoodies.
    - iii) Reminder to owners that the lifeguards are always in charge.
  - b) Pool temperature must be a minimum of 65 degrees to open, and it is 68 degrees today, so the pool is open.
- 6) Secretary's Report
  - a) The Harassment Rule and the Property Ownership Rule were passed in the off season and distributed to all owners.
  - b) The language was provided by the park lawyer
    - i) Property Ownership needs to be clear and currently is not which opens the park to issues

- ii) Harassment Rule was put in place to address issues that members and board members experienced and keep everyone in the park safe.
- c) RV and Traylor Storage Lots
  - i) Every year you must fill out the forms to keep your space, plus provide proof of registration and insurance
  - ii) There are a couple of abandoned, unregistered units that will be cleared out to make space.
- 7) Treasurer's Report
  - a) Presented financial statements for all to take a copy and review
  - b) Re-couped legal fees will be posted to statements when received
  - c) General Maintenance category is under budget
  - d) New lake aerators are already budgeted for
  - e) Water usage cost is still very high
  - f) Contract Services category is \$20,600 less than last year
  - g) Edge damage re-imburement is still being handled by law firm
  - h) Tennis/Pickleball courts are in the process of being completely re-built
  - i) Off Season Water Usage
    - i) Off season water usage is up over 1000% since last year
    - ii) The board has concluded that the increase in usage is from unit owners leaving water on throughout the off season (16 units)
    - iii) Propose that a Water Stipend be enacted per month for leaving water on in the off season
      - (1) Propose a \$130/month per lot that doesn't prove that they have turned their water connection off
      - (2) Questions about logistics and general dissent were taken from 4 owners who want more clarification
      - (3) Proposal tabled for further discussion as a board
- 8) Maintenance Report
  - a) Most of the updates were contained in the last newsletter
  - b) Skimmers for the pool are still an issue, but solutions are being looked at.
  - c) Still looking for a part time maintenance helper
  - d) Storage trailer has been sold, park will be selling truck, plows and most lawnmowers since they are needed (will probably keep one mower for emergencies)
  - e) Will be adding lights back to the main entrance
  - f) Tennis court surface has been laid
    - i) Company will be back after 30 days of curing to fill in any low spots, then posts will be added and final layers and paint

- g) Road repairs were brought up by an owner but are not budgeted for this year.
- h) An owner brought up that during the pool filling in April that it went over. Maintenance clarified that it never went over the skimmers and there was never an overflow.

9) Committee Reports

- a) Food Pantry is looking for donations, owners were given tips for what is needed and how to donate
- b) Upcoming Activities will be on the clubhouse board, in the newsletter and on the website
  - i) Thirsty Thursdays are starting, sign-up in clubhouse
  - ii) Wellness Wednesdays is starting please keep an eye out for topics and join in
  - iii) Ladies' Lunches will be starting in late June
- c) Welcoming Committee introduced and will be stopping by new owners
- d) Community Garden Committee
  - i) Still looking for an appropriate location with water access but plans moving ahead

10) New Business

- a) Nominations opened for 2 open board positions
  - i) Phil Collins is not running again but will continue to volunteer overseeing the RV & Trailer Storage lots
  - ii) Ralph's term is up also.
  - iii) Ralph Smith nominated and accepted
  - iv) Ed Plante nominated and accepted
    - (1) Board will confirm ownership and if in good standing with park lawyer before confirming can run for office.
  - v) Robert Streske nominated but did not accept
  - vi) Ann Deakins nominated and accepted
  - vii) Lisa Connell nominated and accepted
  - viii) Nominations closed
  - ix) All nominees instructed to provide biographies to the board to include in the annual packet and be available for the meet the candidate meeting on June 7 in the clubhouse
- b) Owner asked if mediation could be used as part of the Harassment rule
  - i) President pointed out that the updated Declarations provide for the formation of a grievance committee, but the board cannot create until the updated declarations are passed.

- c) Owner asked that all controversy be kept off the official Willow Run Facebook page as it is the face of our community and something people looking to move here will look at.
  - d) Owner asked if the repair costs for the fiber optic installation repairs are being paid for by the park or Edge.
    - i) Board answered that our lawyers are working on it.
  - e) Owner is upset regarding a \$40 fee for late payment of dues
    - i) Board clarified that there is a 30-day grace period before a late fee is added.
- 11) Meeting Adjourned at about 11:45am

Submitted by: \_\_\_\_\_

Phil Collins, Secretary