

**South Willow Creek HOA Board Meeting Minutes**  
**October 28, 2008**

**Review of Pool Drain Bids**

We reviewed three bids for pool drain repair as required by new federal regulations. A vote was motioned to choose Cambria, the least expensive bid. The motion was seconded, and unanimously approved.

**Comparison of Proposed Itemized Budgets – 2008 vs. 2009**

We reviewed the proposed budget set forth by our Welch agency representative, and compared budgets for services rendered in 2008 to the proposed budget allotment for 2009. We would like Welch to obtain bids for the following services in order to decide what the proposed budget should be.

1. **We would like to competitively bid Sprinkler Maintenance to compare against A Cut Above (although it is duly noted that it may cause finger pointing if the landscaping done by a separate company)**
2. **Pool Maintenance and Supplies – We would like to get bids from the company that Draper Landing and Draper Peaks use.**
3. **Please obtain 2 additional bids for Fire Blight treatment in the spring when the flowering pears start to bloom.**

We are requesting further clarification on the following items:

1. How much do we pay per hour when Gary does maintenance and repairs?
2. What falls under Grounds cleanup?
3. Property tax - \$25 last year and \$500 proposed this year. Why the big difference?

**Initial Discussion of How Much to Raise the Condo Fee vs. a Special Assessment**

We discussed this topic without coming to any definitive conclusion. More information is needed, including what our final budget will be, and how much we wish to set aside for future repairs. It is noted that the pool drain and fire blight treatments more than likely will be separated from the condo fee increase and paid as a “special assessment”.

**Update on Repairs in the month of October**

Motion Detector lights have been disabled.  
Electrical work was completed on the lamppost to the east of the clubhouse  
Flag pole flood light was replaced and a new nylon flag was purchased.  
The proposed patching of the concrete walk that services Units 7-8 was approved.

**Status of Back HOA fees collected from Riddle and Trujillo unit**

What was the dollar amount collected and deposited into the working capital account. The invoice for the fall spraying of trees was paid out of this money. The remainder should go into reserve.