

WILLOW SPRINGS HOMEOWNER ASSOCIATION

Minutes of Special Meeting

13 August 2025

Call to Order 18:00

Board members present: Bennett Dodd, Jim Montague, Stu Nosky, James Frank, and Margaret Fall.

Reviewed minutes for 10 July 2025. James made motion to approve as written, seconded, motion passed. Reviewed minutes for 23 June 2025 Members Annual Meeting. James made motion to approve as written, seconded, motion passed. Board meeting minutes from 15 April 2025 and 16 June 2025 have yet to be presented for approval.

Financial Report: Bennett pointed out homeowners are adjusting to the assessment increase that took effect starting 1 July 2025. There is a homeowner who has failed to pay his monthly assessment for the last 8 months. Homeowner is protesting some issues in the community that he feels needs to be corrected. Bennett has provided all the required notices to the homeowner. Action: James will make contact with the homeowner.

Old Business:

- Clubhouse base board has been repaired.
- Bulletin board has been purchased and installed.
- Bennett has provided the BBB invoices to support the HOA position against Pool Scouts. BBB informed Bennett Pool Scouts are reviewing their paperwork.
- Tennis court wall repair. Stu made a motion to accept Driggers quote for \$3802 to repair the tennis court wall. Seconded, motion passed.
- Power wash around the clubhouse. Stu made a motion to accept Costa Pro Wash quote to pressure wash the area around the clubhouse. There was discussion that this should be done in conjunction with doing the pool deck next year. Motion did not pass.
- Power wash the tennis court. Stu made a motion to approve Costa Pro Wash quote for \$1601.04 to power wash the tennis court after the wall repair has been completed. Seconded, motion passed, two members abstained.
- Skip Laurels are dying. Margaret has been looking into this problem. She will continue to work the issue.
- Mulch for the common areas. James feels it should be done in the Spring. Action James

- Walking bridge repair. Stu received a quote for repair but feels the quote was too high and there were issues with the type of material that was going to be used. Action: Stu is still working the issue.

New Business:

- Crepe Myrtles on the cul-de-sacs do not seem to be in good shape. Action: Margaret will look into it while working the skip laurels issue.
- Clubhouse patio doors. While repairing the baseboard it was found that the base of the doors are rotted. These doors were going to be replaced in 2023 when the windows were replaced but was put on hold. Action: Jim
- South side, west leg support of the pool ladder needs repair. Previous repair did not take. Action: Stu
- Pool closing date set at 2 September 2025. Discussion included; cost, weather, and usage. Action: Margaret will get with Anders to set a closing date.
- The date to store the pool furniture in the shed will take place the weekend following closing date.
- Pool service. It was agreed to keep Anders.
- Pool maintenance during the fall/winter. Stu feels he can do this service cheaper than Anders. Action: Margaret will get Anders price for this service and what type of chemicals are used during the winter.
- Remove pine tree limbs hanging over the tennis court. Discussion; It is felt that the pine needles contribute to the staining of the tennis court. It was pointed out that this issue was brought up before and it would cost too much to cut those limbs. This would also not solve the problem of pine needles on the court because the wind blows needles from the other pine trees.
- Sprinkler schedule. Margaret wanted to know when do the sprinklers come on.
- Margaret pointed out homes with appearance issues. It was also pointed out that the fence with the chicken wire still has not been removed.
- Margaret wanted to know what items needed to be in the next newsletter. The Annual financial report needed to be included before Sept., different yard issues. She requested if there are other items to get them to her soon.

Adjourned: Motion to adjourn by James, seconded, approved, 19:30.

*Approved
4 Sept 25
Jim*