Willowcreek HOA Annual Meeting – 1/17/2026

12 units presented

3 proxies

The in-person turnout was great and higher than in the past..

Discussion of our year-end financial situation. It is better than last year. As of 12/31/25, the HOA had over $33,000 in the account.

We switched insurance from American Family to Farm Bureau which has been a savings for us. Also increased our deductible from $10,000 to $25000 to further reduce our premiums.

Owners are encouraged to add a special assessment rider to the personal condo insurance policy to help cover large special assessments. Encouraging all owners to check with their insurance agents to determine if they are already carrying this rider on their policy and, if not, to consider adding this since it is a fairly minimal charge.

Besides high insurance, other large costs include lawn care, snow removal, and maintenance.

ABC Sanitation has increased their monthly price to $378.68 for pick-up twice per week. N & N Sanitation quoted $245 per month, saving the HOA $133.68 per month. **Peg will reach out to ABC Sanitation and N & N Sanitation with the plan to switch to N & N as soon as possible to save money.**

Priorities outlined below for the next year include

- **building and garage light replacement**
- **cement work in driveway to fix large potholes**
- **planter rebuild between the two Mormon Trek building**
- **stump removal in courtyard**

The **44 building and garage lights need to be replaced** since they are flashing. Peg has received estimates of $9700 and $3900 but Greg believes that he can do it for approximately $2500. Greg can do this once it is warmer (40 degrees or higher). The flashing lights present a health and safety concern for residents so the sooner we can get them fixed, the better. Greg will prioritize those that are flashing and get them done as quickly as possible**. Motion by Jim to accept Greg Truman's bid to change the building and garage lights. Second by Mandy. Motion passed.**

Cement work is needed to fix the potholes in the driveway/parking lanes. **Estimates are needed for cement work**. One in fire lane as you turn from Mormon Trek side and a couple on Cambria side. Fix those areas that are sinking in.

Planter on Mormon Trek side between the 2 buildings is failing. We need to redo the planter, perhaps make it smaller and use more rock. Carew may be able to do this.

Stumps need to be removed from the courtyard. Carew has provided estimates, but we need to pursue other estimates to find less expensive options. Peg has a couple of leads for estimates, but Cindy can call as well.

Some general maintenance is needed to clean gutters. Will call for various estimates. Carew blew out gutters in 2024, but we have not had them flushed.

Will contract with Carew apply to apply weed control to the complex and redo the mulch.

Snow removal done by Carew but they are pricey. We could look at alternatives for next year.

How to pay for these projects - HOA fees or special assessments? **Board will set the HOA fee once we know insurance and other expenses for the new year.**

Bylaws need to be updated and refiled since they are out of date. We have a lawyer who will assist with the bylaws.

New Willowcreek HOA Bboard:

President & Treasurer:	Peg Volk (1143 Cambria Court)
Secretary:	Cindy Seyfer (1216 Mormon Trek)
Board members:	Jim Seyfer (1216 Mormon Trek), Adam Labernik (1146 Mormon Trek Jackson Hofland (1203 Cambria Ct) Sandy Johnson (1201 Cambria Ct)

Motion to adjourn. Motion carried.