

**Willow Creek 3 HOA
Annual Meeting
October 11, 2018, 6:30 p.m.
Minutes**

Call to Order – President, Jay Webber called the meeting to order at 6:30 p.m.

Establish Quorum - Quorum needed to conduct the meeting is 10% or 52 owners and or proxies. There were a total of 145 owners and or proxies counted to establish quorum.

Proof of Notice of Meeting – The Certificate of Mailing executed August 22, 2018 was presented as Proof of Notice for the candidate application mailing and the Certificate of Mailing executed September 21, 2018 was presented as Proof of Notice for the Annual Meeting Notice.

Purpose of Meeting – The purpose of the meeting is to elect two (2) members to the Board of Directors.

Approval of October 12, 2017 Annual Meeting Minutes – The 2017 Annual Meeting minutes were submitted to the Homeowners for review and approval.

Motion to approve the October 12, 2017 Annual Meeting minutes as written was made Martin Garrity and seconded by Bob Bartlett. Motion passed unanimously.

Financial Review – Fred Kremer, Treasurer, presented a recap of the 2018 financials and the State of the Association. Power point presentation included in these minutes. Jay Weber asked for volunteers to be on a committee for one day and participate in a budget meeting. Date to be determined by the new Treasurer.

Nominations – There were three (3) nominations for the two (2) board positions available. Bob Bartlett, Betsy Alexander and Bob Sender were nominated for candidates for the Board.

Nominations were taken from the floor.

A motion to close the nominations was made and seconded. Motion passed unanimously.

The nominees addressed the membership and were given a few minutes to introduce themselves and take questions from the membership.

Open Forum

- Eagle Scout candidate, Rody Ferris, Troup 634, has requested to build a fitness station on the site of the former playground by pool for his Eagle Scout project. He has asked the WC3 Board to be a beneficiary of project. Rody submitted a map and schematics for the fitness station. Martin Garrity volunteered to be point of contact for this project.

Motion to approve fitness station was made by Laura Ream and seconded by Martin Garrity. Caveat: Contact insurance agent regarding liability of this fitness station. Motion passed unanimously.

- Townhome owner reported the alley way paved on August 1st has not compacted. When will they be out to repair cracks and correct deficiencies?
- Homeowner thanked outgoing Board members for their service on behalf of the community.

- Homeowner asked when the repairs to the tennis courts are going to be made. Who are the people playing who are not Willow Creek 3 homeowners. *It was explained that these are the tennis leagues that are playing.*

New Business – There was no new business presented at meeting.

Results of the Election – It was announced that Bob Bartlett and Betsy Alexander were elected to the Board of Directors.

Adjournment – The meeting was adjourned at 7:20 p.m.

The next Board meeting will be held Thursday, November 8th at 6:00 p.m. in the WC3 Clubhouse.

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**Willow Creek 3 HOA
Organizational Meeting
October 11, 2018, 7:30 p.m.
Minutes**

The Organizational meeting was called to order at 7:30 p.m.

The following Board members were selected as officers in 2018-2019:

President:	Aiden O'Shea
Vice President:	Jerry Grant
Treasurer:	Martin Garrity
Secretary:	Laura Ream

Members-at Large:	Fred Kremer
	Bob Bartlett
	Betsy Alexander

The meeting was adjourned at 7:40 p.m.

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