

**Willow Creek 3 HOA  
Annual Meeting  
October 12, 2017, 7:00 p.m.  
Minutes**

**Call to Order** – Jay Weber opened the meeting.

**Establish Quorum** - Quorum needed to conduct the meeting is 10% or 52 owners and or proxies. There were a total of 117 owners and or proxies counted to establish quorum.

**Proof of Notice of Meeting** – The Certificate of Mailing executed August 23, 2016 was presented as Proof of Notice.

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

**Guest Speaker**

Michelle Franca, CPA, WC3 auditor explained the 2016 Audit was a compilation using the Financials from 2015 Hallmark Management, 2016 HRC Management and 2016 Spectrum Commercial financials. She reported that she found nothing concerning. The HOA is well funded including the Reserves. She recommended that the Reserve Study dated February 28, 2014 be updated. She explained that the HOA invested \$200,000 at a higher rate of interest instead of keeping it in a money market account was a smart thing to do.

**Approval of October 13, 2016 Annual Meeting Minutes** – The 2016 Annual Meeting minutes were submitted to the Homeowners for review and approval.

**Motion to approve the October 13, 2016 Annual Meeting minutes as written was made and seconded. Motion passed unanimously.**

**Financial Review** – Fred Kremer, Treasurer, presented a recap of the 2017 financials and the state of the association. Power point presentation included in these minutes.

**Nominations** – There were five (5) nominations for the two (2) board positions available. Martin Garrity, Jerry Grant, Aiden O'Shea, Laura Ream and Amy Wiedeman 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**

- The Chair of the Social Committee is requesting volunteers to be on the committee.
- Homeowner had complaint about feeling harassed due to the violation and delinquent letters he received from management. He would like to see name of person sending letters and their contact information so he could communicate with them when necessary.

- Homeowner had complaint regarding the lack of response from management.

**Results of the Election** – It was announced that Jerry Grant and Laura Ream were elected to the Board of Directors.

**Adjournment** – The meeting was adjourned at 9: 17 p.m.

The next Board meeting will be held Thursday, November 9<sup>th</sup> at 7:00 p.m. in the WC3 Clubhouse.