

**Willow Creek 3 HOA
Board Meeting
April 13, 2017
MINUTES**

Call to Order – Jay Weber called the meeting to order at 7 p.m.

Roll Call – Board members present: Jay Weber, Bob West, Fred Kremer, Bob Correll, Chris Mumfrey, Bob Bartlett, Mike de Rosayro. Ryan Heath of SCRES was present.

Committee and Officer Reports

- **Clubhouse:** Ryan Heath reported 11 new rentals and five re-rentals.
- **ACC:** Jeff Stevens reported the March walk-around is complete. He suggested that if residents have questions about letters they received from the Architectural Control Committee they should contact Spectrum or come to an ACC meeting.
- **Social Committee:** Bonnie Baker reported on the April 8 Spring Social event and outlined other events that are planned for the year.
- **Website:** Bob Correll said photos and information on the Spring Social event are posted on the website.
- **Grounds:** Elizabeth Wood from JBK Landscape said JBK will be planting flowers in the Mineral entry median around May 25. She reported that two trees have been planted in the Quincy greenbelt, aeration will begin soon and mowing will likely take place on Thursdays this year, but the day hasn't been finalized. She was asked if JBK could remove the dandelions and thistles on the Mineral median.
- **Welcoming Committee:** Diane Kremer showed examples of welcoming bags new residents receive and talked about the items provided in the bags. She said any businesses that want to be included can contact her. She will look at ways to inform new residents about the community website.

Homeowner Forum -

A resident asked about renting the pool on May 26 from 10 a.m. to 1 p.m. for a Willow Creek Elementary School class party. Ryan Heath will check with pool management about availability and cost.

A resident asked whether more townhome alley paving will be done this year since snow removal costs were less than expected. The resident also asked why annual flowers are planted in the medians each year rather than perennials.

A resident said he felt there were inaccuracies in the HOA financial reports provided by Spectrum. The resident said he felt the board should hold Spectrum more accountable. The board asked the resident to send details about the items in question to Spectrum and the board treasurer.

A resident asked about the billing of landscape irrigation water versus townhome resident water. Ryan Heath said Spectrum is already providing that information. He said Spectrum is installing new financial software.

A resident asked if there could be early morning adult lap swimming at the pool. Chris Mumfrey said there may be a liability problem, but will look into it. The resident said she would see how other communities handle this.

A resident said she is continuing to look at arranging for an individual to do a community tree inventory. The resident said she was having difficulty locating an appropriate map to do the work. Map options were suggested by others at the meeting.

Minutes Approval – March 9, 2017

On a motion by Bob West, seconded by Bob Bartlett, the March 9 minutes were approved.

Unfinished Business –

- **Tennis Courts:** Several residents asked whether resurfacing the courts was the most cost-effective choice rather than rebuilding them with post-tensioned concrete. A resident asked about taking a loan for the work. Treasurer Fred Kremer said that has been looked at and is not the

best option. Bob Correll said two bids for resurfacing the courts have been received by the board.

- **Insurance:** Jay Weber, Chris Mumfrey and Fred Kremer will review the HOA insurance bids that have been received and make a decision soon.
- **Pool Keycard Distribution:** Spectrum has purchased 150 new keycards for the new pool entry system and will order more. Residents will be asked to return old keycards when receiving new ones. Reminders of keycard distribution dates will be in the May Willow Works, sent from Spectrum by email and posted on WillowCreek3.com.
- Ryan Heath said the pool management company has already done some preparation work for the pool opening in May. He also said paving has been completed on three townhome alleys and that the broken chairs have been removed from the clubhouse.
- Jay Weber said three new large chairs, new folding chairs and new tables have been ordered for the clubhouse using the credit from the online retailer where the broken chairs were originally purchased.

New Business-

- **2017 Paver/Wall Project:** Ryan Heath said a resident was notified to follow proper grading to avoid drainage problems. There was discussion by the board about the scope of the townhome/wall paver project and its costs. On a motion by Bob West, seconded by Mike de Rosayro, the board authorized \$14,000 for work to proceed on another townhome row.
- **Irrigation:** Jeff Stevens said some irrigation valves need replacing and locking tops need to be placed on some shut-off valves to prevent them from possible damage. He said the sprinkler system will be turned on soon. On a motion by Chris Mumfrey, seconded by Bob Bartlett, the board authorized the purchase of 500 efficient sprinkler heads as long as they qualify for a rebate from Denver Water. On a motion by Fred Kremer, seconded by Bob Bartlett, the board renewed the irrigation contract with Jeff Stevens. Jay Weber noted that many electrical power boxes that are part of the irrigation system need painting. Ryan Heath will arrange for the painting to be done.
- **Tennis Courts:** The board discussed bids by Coatings, Inc. and All Seasons Courts to resurface the five tennis courts and line one for pickleball. On a motion by Bob West, seconded by Chris Mumfrey, the board accepted the bid from All Seasons Courts for \$39,325 with the request that the work begin no later than June 1. If the work cannot be started by at least that time, crack repair would be scheduled to make the courts playable this year. Jay Weber will contact All Seasons Courts and inform the board when work can begin.

Financial Report -

- **March 2017 Financials:** The board discussed a number of items and how they were reported in the financial information provided by Spectrum.
- **Delinquent Aging Report:** The board asked for an update from attorneys Moeller/Graf on delinquent dues notices and which residents have been contacted.

Adjournment – On a motion by Chris Mumfrey, seconded by Mike de Rosayro, Jay Weber adjourned the meeting at 9:30 p.m.