

**Willow Creek 3 HOA  
Board Meeting  
August 10 2017  
MINUTES**

**Call to Order** – Bob West called the meeting to order at 7:10 p.m.

**Roll Call** – Board members present: Bob West, Fred Kremer, Bob Correll, Chris Mumfrey. Not present: Bob Bartlett, Mike de Rosayro. Jay Weber arrived while the meeting was in progress. Greg Coleman with SCRES was also present.

**Committee and Officer Reports:**

- Pool: No report
- Landscape: Elizabeth Wood of JBK Landscape said sixteen trees have been planted. Follow-up tree watering will take place as needed. She provided a bid for tree removal, stump grinding and planting of one tree.
- Tennis: Bob Correll said he would cover tennis court resurfacing under Unfinished Business.
- ACC: No report.
- Social: Laura Ream updated the board on the upcoming End of Summer Pool Party and asked for board volunteers. She requested payment from Spectrum for some party expenses already incurred.
- Website: No Report.
- Swim Team: Laura Ream requested help with cleaning out the swim team pool storage area.
- Clubhouse: Chris Mumfrey reported nine new July rentals and nine recurring rentals.
- Welcoming Committee: No report.
- Irrigation: Jeff Stevens requested from the board and Spectrum a separate breakdown of water usage for common area irrigation versus townhome water usage.

**Homeowner Forum:**

- A resident said neighbors have left no-parking notices on pickup trucks owned by visitors at her home.
- A resident, speaking on behalf of herself and her neighbors, said drainage is a problem in her townhome row and requested the board to take action.
- Multiple residents stated their strong objections to the Willow Creek 3 truck parking covenants and the enforcement of those covenants. A number of those who spoke asked the board to review the pickup truck covenants and to consider either changing or ignoring those covenants.
- A resident couple said a neighbor with an adjoining townhome is in violation of certain covenants and HOA policies. They also said the grading of the asphalt on their townhome alley made it difficult to enter their garage.
- A resident said Spectrum hasn't been responsive to her requests for information.
- A resident said she was concerned about problems encountered with her neighbors that have the adjoining townhome.

**Approval of July 13, 2017 Minutes:** On a motion by Fred Kremer, seconded by Chris Mumfrey, the minutes were approved.

**Approval of July 2017 Financial Report:** On a motion by Fred Kremer, seconded by Chris Mumfrey, the financial report was approved.

**Managing Agent Report:** On a motion by Chris Mumfrey, seconded by Bob West, the board accepted a bid for \$1,733 to update security cameras covering the clubhouse and pool area. Various maintenance issues were also reviewed.

### **Unfinished Business -**

- **Tennis Courts:** Bob Correll said final coating, painting and lining of the courts will soon take place, with completion expected in about a week.
- **Cameras (bid enclosed):** This item was addressed in the Managing Agent Report earlier in the meeting.
- **Paver Project:** On a motion by Jay Weber, seconded by Bob West, the board voted to have townhome paver project work paid from the Townhome Reserve Fund, not the General Reserve Fund, beginning with the 2018 budget. The board requested that Spectrum send letters to townhome owners who will be impacted by future townhome paver work to alert them of the work and to request their approval.
- **Summer-End Party:** Two board members volunteered to help with the August 13 pool party.
- **Truck Parking:** The board requested a lien against a pickup truck owner with fines accumulated over \$500.

### **New Business –**

- **October Board Elections:** There will be two board seats open in October. Letters will be sent by Spectrum to residents notifying them of the election and the October annual meeting.
- **Pool Hours for end of season (pool closing date):** Options were discussed concerning pool hours once school is back in session. Chris Mumfrey will speak with Perfect Pools about the hours. The anticipated pool closing date is the end of the day on Labor Day.
- **ACC Composition:** The board discussed the number of ACC members representing single-family homes and townhomes.
- **Moeller Graf Collections Status Report:** The board reviewed legal issues concerning several homeowners.
- **Other:** Possible future pool maintenance items will be reviewed.
- On a motion by Chris Mumfrey, seconded by Fred Kremer, the board voted to accept a \$4,025 bid from JBK Landscape for tree removal, stump grinding and planting one tree.

**Adjournment:** On a motion by Bob Correll, seconded by Chris Mumfrey, Bob West adjourned the meeting at 10:20 p.m.

Submitted by Bob Correll, Board Secretary, Willow Creek 3