

**Willow Creek 3 HOA  
Board Meeting  
February 9, 2017  
MINUTES**

**Call to Order** - Jay Weber called the meeting to order at 7:00 p.m.

**Roll Call** - Board members present: Jay Weber, Bob West, Fred Kremer, Bob Correll, Bob Bartlett, Mike de Rosayro. Chris Mumfrey participated by teleconference call. SCRES Property Manager Mark Risner was present along with guest Ryan Heath.

**Committee and Officer Reports:**

- **Grounds:** Elizabeth Wood from JBK Landscape said JBK will offer a bid on a community tree inventory if the board is interested. She said expect ash trees to be lost in the future no matter what is done to control the emerald ash borer if it becomes a problem in our community.
- **Swim Team:** No report.
- **Pool:** No report.
- **Clubhouse:** Mark Risner reported 10 new rentals, five re-rentals.
- **ACC:** Jeff Stevens presented a letter to the board for possible legal action against a resident who has been sent multiple notices. He said the ACC will do a community walk-around in March.
- **Tennis:** A presentation took place during the Homeowner Forum
- **CEN-CON:** This report will appear in the minutes as needed in the future.
- **Welcoming:** This report will appear in the minutes as needed in the future.
- **SSPRD:** This report will appear in the minutes as needed in the future.
- **Website:** The website hosting company has been renewed for 2017.
- **Social Committee:** Bob Correll announced on behalf of Bonnie Baker that the committee is asking for volunteers.

**Homeowner Forum:**

A resident asked about the Guest Parking Only signs in the townhome alleys. The board said enforcement is done on by case-by-case basis.

A resident wanted to be sure snow plows pushed snow to the ends of townhome alleys. The resident asked whether ice melt being spread on townhome alleys will damage asphalt. The resident also asked if more townhome alleys will be re-paved in 2017 since none were completed in 2016. The board indicated that paving three alleys is now anticipated, but the budget will determine the final number.

Resident Kate Mayoss delivered a presentation showing photos of the current condition of the tennis courts and a financial analysis of present and future costs to renovate or rebuild them. A resident questioned whether it is a good idea to draw down the General Reserve Fund as much as would be required for new tennis courts. Another resident emphasized that the tennis courts, along with other community assets, are a draw for new residents.

**Approval of Previous Meeting Minutes:** Minutes from January 12. It was noted that menorahs had been borrowed, not purchased for clubhouse holiday use. On a motion by Jay Weber, seconded by Bob Bartlett, the minutes were approved as corrected.

**Unfinished Business:**

- **Audit:** Fred Kremer and Chris Mumfrey have reviewed and approved the 2015 audit. No discrepancies or fraud were found in the audit.
- **Paver Walls:** Mark Risner said additional work is waiting for better weather. A resident asked how the townhome paver costs are proportioned to each townhome resident. The resident suggested new letters go to townhome residents explaining the project.
- **Handicap Parking Space:** Mark Risner reported that a sign has been placed and pavement marked to meet a townhome residents' handicap parking space request.
- **Trash Collection:** The clubhouse rental agreement will now require users to take away all trash.

- Alley Paving Bids: Two more bids were received for townhome alley paving. On a motion by Chris Mumfrey, seconded by Fred Kremer, the bid from PLM Asphalt was approved.
- Clubhouse Furniture Replacement: A credit of just over \$3,000 has been received for six chairs needing repair that are still under warranty and were purchased from an online furnishings company during the clubhouse remodel.
- The board decided not to pursue the offer of a community tree inventory bid by JBK Landscape. The board recommended using money already allocated in the budget to plant trees in anticipation of future tree loss.

**New Business:**

- Annual Color Bid: The board accepted a bid of \$195 from JBK Landscape for annual flowers to be planted in the Mineral median.
- Homeowner Ledger Issue: On a motion by Chris Mumfrey, seconded by Fred Kremer, a ledger adjustment was made for a discrepancy in a former residents' dues payments.
- Jay Weber, Bob Bartlett and Fred Kremer will look further into costs involved with any tennis court renovation and will report back to the board.
- Bob Bartlett will act as a contact with the Social Committee to communicate about their upcoming events.
- The board is asking for bids from three insurance agents for HOA insurance. Bids will be reviewed at the next board meeting.
- Mark Risner announced he is leaving SCRES to return to Texas. Ryan Heath with SCRES will take over his Willow Creek 3 responsibilities.
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**Financial Report**

- December 2016 Financials: Mark Risner reported progress is being made on catching up on overdue resident dues. Letters from our attorney are being sent as needed.
- Attorney Report: No report.

**Adjournment:**

On a motion by Bob Correll, seconded by Bob Bartlett, Jay Weber adjourned the meeting at 10 p.m.

Submitted by Bob Correll, Board Secretary, Willow Creek 3