

**Willow Creek 3 HOA
Board Meeting
January 12, 2017
MINUTES**

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

Roll Call – Board members present: Jay Weber, Fred Kremer, Bob Correll, Chris Mumfrey, Bob Bartlett, Mike de Rosayro. Bob West was absent. Chris Mumfrey arrived as the meeting began. SCRES Property Manager Mark Risner was present along with guest Ryan Heath.

Committee & Officer Reports –

- **Grounds**: Elizabeth Wood from JBK Landscaping said pruning of an ash tree on Quince Way has been completed. She said the emerald ash borer beetle may eventually impact the numerous ash trees on community property and require tree replacement. She said there would be many tree varieties to choose from if necessary. JBK has offered to do a Willow Creek III tree inventory. It would cost approximately \$12,000.
- **Swim Team**: No report
- **Pool**: No report
- **Clubhouse**: Mark Risner reported that there were 11 new rentals and four re-rentals. Chris Mumfrey said that menorahs were stolen after the Social Committee borrowed them for clubhouse Hanukkah decorating.
- **ACC**: 1 request. Requests are expected to be slow until March.
- **Tennis**: No report.
- **Common Area Project**: No report
- **CEN-CON**: Available on their website
- **Welcoming**: No Report
- **SSPRD**: No report
- **Website**: Bob Correll said that information is now featured on the site about coyotes because the coyote mating season takes place over the next few months, increasing the possibility of incidents. He also reported that hits on website currently average about 20-plus per day.

Homeowner Forum: A resident suggested contacting Colorado State University to see if a student might do a community tree inventory for a lower cost than our commercial landscaping company. A resident asked about landscaping in the townhome area because he felt it looked better in the past and wondered if the HOA could do more. Jeff Stevens said a drip system is in place and some basic “starter” landscaping has been done and will continue to be done by HOA. Homeowners can add landscaping in the areas they own. The HOA has a landscaping plan that is going to be looked at.

Approval of Previous Meeting Minutes: Minutes from December 8. Mike de Rosayro said the “d” in his name is not capitalized. On a motion by Chris Mumfrey, seconded by Fred Kremer, the minutes were approved as corrected.

Unfinished Business:

- **Audit**: A draft of the 2015 audit has been completed by McNurlin & Associates. Fred Kremer and Chris Mumfrey will review it for approval and for any items that require action.
- **Paver Walls**: Work will begin in early spring as weather allows. The goal is to complete one or two more townhomes rows so they will be done in time for summer planting.
- **Alley Sign Update**: The board discussed re-alignment of the townhome Guest Parking Only signs but decided that the signs will remain in place.
- **Handicap Parking Space Request**: Based on an opinion by our attorney David Graf, Bob Correll moved and Chris Mumfrey seconded a motion to designate a handicap only parking space at the end of a townhome row to accommodate the request made by the resident in the adjacent

townhome. The motion passed. As soon as possible, a sign will be placed and appropriate marking done on the pavement.

- **Perimeter Fence:** The board discussed a masonry and brick fence being proposed by a committee of Willow Creek residents that has been studying the project. The proposed fence would surround the perimeter of the entire Willow Creek community, including the section along County Line Road. Bob Correll said that current rough estimates put the fence cost at \$6 million and could add somewhere between \$200 and \$300 per year for 30 years to property taxes for each single family home and townhome. Also, the board would need to budget to help cover the Willow Creek III share of election, engineering, surveying and other costs, which are currently largely unknown and may not be reimbursable to the board. Jeff Stevens suggested getting residents' views on the project. Chris Mumfrey was concerned the \$6 million estimate might be low and could remove the city's responsibility for the current County Line fence. On a motion by Jay Weber, seconded by Chris Mumfrey, the board voted unanimously not to participate in the perimeter fence project.
- **Other Unfinished Business:** Two pieces of clubhouse furniture need minor repair and may not be covered by warranty. It was suggested to find an upholsterer. PLM Asphalt provided a bid for townhome alley paving. Mark Risner will request bids from additional paving companies, including the contractor that did previous work.

New Business

- **Meeting Minutes:** Board Secretary Bob Correll is now taking meeting minutes and will send them to the board as soon as possible for additions and corrections
- **Clubhouse Trash Collection:** Bob Correll asked if clubhouse trash policy could be changed to require those who use the clubhouse take away their own trash. The current outside trash containers would then be removed until the pool opens. He said this is the policy in place at the Willow 2 clubhouse. Management will need to update the clubhouse rental agreement.
- **Other New Business:** Mike de Rosayro said a representative from the tennis club would like to speak to the board about the tennis courts at an upcoming board meeting. Bob Bartlett asked about the enforcement of a No Parking sign located in the townhome area. Enforcement will be based on resident reporting.

Financial Report –

December 2016 Financials: The December financials were reviewed.

Attorney report: No report.

Adjournment –On a motion by Jay Weber, seconded by Chris Mumfrey, Jay adjourned the meeting at 9:15 p.m.

Submitted by Bob Correll, Board Secretary, Willow Creek III