

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

**Call to Order** – Chris Mumfrey, acting chairperson, called the meeting to order at 7:05 p.m.

**Roll Call** - Board members present: Fred Kremer, Bob Correll, Chris Mumfrey, Bob Bartlett, Mike de Rosayro. Jay Weber was present by teleconference call. Not present: Bob West. Greg Coleman and Lydia Peterson with SCRES were present.

**Committee and Officer Reports –**

- **Pool:** A resident said wasps are continuing to be a problem and requested an exterminator. Chris Mumfrey said a piece of equipment had exploded in the pool pump room causing a temporary power outage. He said there were no injuries and the repair was completed the same day.
- **Grounds:** Elizabeth Wood of JBK Landscape said the grounds have been sprayed for weeds. Bud worms on petunias in the Mineral median are being controlled. Shrub trimming is complete. A resident asked about planting perennials instead of annuals. Elizabeth provided a bid, a list of tree varieties and a map where the trees could be planted in the next few months. On a motion by Chris Mumfrey, seconded by Fred Kremer, the board voted to accept the bid from JBK for \$14,280 for tree plantings, three tree removals, and one stump removal. Elizabeth Wood said preventive spraying for the Emerald Ash Borer may be desired in the future but it isn't a service offered by JBK.
- **Tennis:** Bob Correll apologized for the delays in tennis court repair and resurfacing. George Tavarez with tennis court contractor Coatings, Inc., said the asphalt court surface is beyond its 20 year lifespan, which is complicating the work. He estimated the courts could be completed approximately the first week of August. Jay Weber noted that dues may need to increase in the future.
- **Clubhouse:** Chris Mumfrey reported six new rentals, nine re-rentals in June.
- **ACC:** Jeff Stevens reported the ACC received letters from two townhome neighbors concerning a backyard issue between them. He also reported a window cooling unit in a single-family home had been reviewed by the ACC and requested to be removed. On a motion by Fred Kremer, seconded by Chris Mumfrey, the board voted to allow the cooling unit to remain in the window for the summer season.
- **Social:** No report.
- **Website:** No report.
- **Swim Team:** Laura Ream said cover plates for the starting block holes are missing, Chris Mumfrey said he will check on them. There was discussion about the amount of storage available to the swim team at the pool. A resident complimented the swim team for their cleanup after home meets this year.
- **Welcoming Committee:** Diane Kremer said she needs to purchase more gift bags for the Welcoming Committee.
- **Irrigation:** Jeff Stevens said the HOA will receive a rebate of \$1500 from Denver Water for the 500 high efficiency sprinkler heads purchased earlier this summer. He has painted all the electrical irrigation boxes at a cost of \$15. A new sprinkler controller will need to be purchased for approximately \$1200. It was noted that the controller is already in the budget.

**Homeowner Forum -**

A resident said her pool key isn't working. The resident said that an ACC member may have a conflict of interest. The resident asked about who is responsible for cleaning the pool barbeque grill.

A resident asked about pool chairs needing repair.

A resident asked who the property manager is now that Ryan Heath is no longer with SCRES.

**Approval of June 8, 2017 Minutes -**

On a motion by Bob Bartlett, seconded by Fred Kremer, the June 8 meeting minutes were approved.

**Approval of June, 2017 Financial Report -**

On a motion by Fred Kremer, seconded by Bob Correll, the June Financial Report was approved.

**Managing Agent Report -**

Various completed and future maintenance issues were discussed.

**Unfinished Business –**

- Tennis Courts: Bob Correll reported that the board voted unanimously by email on June 28 to approve a Coatings, Inc. change order for \$8,000 for additional repair and resurfacing work on the tennis courts.
- Solar Cover: It was determined the condition of the current cover is not an immediate concern.
- Cameras: Security cameras are functioning.
- Paver Project: One townhome row is complete; a second is being worked on and one more is scheduled for completion this year. There was discussion about the scope of the paver project.
- Island Watering: Bob Correll said information is still being gathered.

**New Business –**

- Perfect Pool Management Agreement: There was discussion concerning the length and pricing of future contracts.
- Summer-End Pool Party: Bob Bartlett will be in contact with the Social Committee about the details and planning of the party scheduled for August 13.
- Snow Removal Contract: Greg Coleman said that the invoices for townhome snow removal services will now be broken out by specific service.
- Letter of Trespass: Our HOA attorney has drawn up a letter of trespass against a resident that has been unruly at the pool. The letter will be used in the future if required.
- July Delinquency Report: On a motion by Chris Mumfrey, seconded by Fred Kremer, late fees were waived for those on this specific list.

**Adjournment:** On a motion by Bob Bartlett, seconded by Fred Kremer, Chris Mumfrey adjourned the meeting at 9:40 p.m.

Submitted by Bob Correll, Board Secretary, Willow Creek 3