
**Willow Creek 3 HOA
Board Meeting
June 9, 2016
Minutes**

Call to Order – President Lynn Countryman called the meeting to order at 7:00 p.m.

Roll Call – Board members present: Lynn Countryman, Sharon Briggs, Buzz VanWelden, Bob West and Chris Mumphrey were present. Property Manager Mark Risner, SCRES was also present.

Committee & Officer Reports –

- A. Grounds: JBK Landscape was present to discuss property fertilization, weed removal, tree inventory program
- B. Swim Team: Karol Kahalley asked the Board if a trophy case could be purchased for the clubhouse
- C. Pool: Repairs canopy and grill connected by Perfect Pools
- D. Clubhouse: No Report on the number of rentals and usage for the month.
- E. ACC: Jeff Stevens reported on the requests for the month
- F. Tennis: No report.
- G. Common Area Project: No report
- H. Cen-Con: Cen-Con is available online.
- I. Welcoming: No report.
- J. SSPRD: No report

Homeowner Forum – Homeowners raised concerns on the following issues: Landscape wall project, alleyway asphalt repairs, website updates, requests for installation of a message Board at the clubhouse for owner communication, clubhouse remodel expense concerns, Townhome Dues increase and property light replacement.

Guest – Rebecca McClelland from the City of Centennial attended and reported on the process and problems involved in getting the City to honor the install of the masonry sound wall along County Line.

Approval of Previous Meeting Minutes – After review, Sharon Briggs made a motion, seconded by Buzz Vanwelden, and unanimously approved to accept May Board Minutes with corrections as discussed.

Unfinished Business

- **Clubhouse Renovation Punch List**- Mark will contact Chad Almquist and discuss completion of items that were contracted for the clubhouse renovation. HCS was hired to complete the items that the contractor refused to do.
- **Pool Cover** - Bid needed for new pool cover and solar cover. Mark has contacted Monarch Pools and Swimming Pool Supply Co. for bids.
- **Tennis Court** – continuing to try and find a vendor who will complete the repairs.
- **Snow Removal Bids** – Bid from Brightview was reviewed
- **4th of July Party** – The Board directed Mark to get revised bids for catering to accommodate 250 guests from Tony's for the party.

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- Guest Parking – The Board held a general discussion of adding signs to the parking areas. The Board directed Mark to order 20 “No Parking” signs.
 - Records - The Board authorized to have the Association attorney contact the previous manager to retrieve the association archived files.
 - Tree Bids – Find High Arbor Company to bid the annual tree trimming.

New Business

- Pool Access and cameras – Contact Key Rite to increase the scope of their bid to include the camera system and the tennis court gates and to change the clubhouse wifi password
- Trophy case – The Board held a general discussion about the purchase of a trophy case.
- Clubhouse rentals – The Board discussed the request for free clubhouse rental for the swim team. This request was not granted. The poker club asked to use the clubhouse at the normal rental rate on a weekly basis. The Board would like a waiver signed for the storage of the poker table in the clubhouse area before approving.
- ACC – Greg Cotton was appointed to the ACC by the Board
- Homeowner Communication – The board had a general discussion about the request for a message Board. The other options were a suggestion box or website communication portal for the owners.

Financial Report – The Board held a discussion of the recently completed May 2016 Financials as produced by Spectrum. Jerry Grant discussed his recent meeting with the new Financial Supervisor and Mark Risner at SCRES. Further formatting corrections and line item creation will need to be completed before the financials can be approved.

Adjournment – The meeting was adjourned at 11:18 p.m.