

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

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

**Roll Call** - Board members present: Jay Weber, Bob West, Fred Kremer, Bob Correll, Bob Bartlett. Chris Mumfrey participated by teleconference call but was dropped because of a bad phone connection. Mike de Rosayro was absent. Ryan Heath of SCRES was present.

**Committee and Officer Reports –**

- **Clubhouse:** Ryan Heath reported 11 new clubhouse rentals, five re-rentals.
- **ACC:** Jeff Stevens reported that the ACC community walk-around will take place this month. Two requests for consideration were received by the ACC at its monthly meeting. Jeff said a large SUV with no rear plates has been parked in the townhome area for a long time. There was a question of ownership. Ryan Heath said he will check into it.
- **Social Committee:** Jay Weber said the committee has multiple activities planned.
- **Website:** Bob Correll said the March issue of Willow Works was mistakenly mailed by the newsletter publisher to Willow Creek 1 residents but is currently posted on our website. The publisher is re-mailing Willow Works to Willow Creek 3 residents.
- **Swim team:** Kristy Marshall said swim team enrollment will be starting soon. She said the team would like to begin using the pool on May 15. Keycards need to be available by then for team pool access. She asked if the swim team could be considered for a lower clubhouse fee for their clubhouse events. She announced an April 9 Meet and Greet at the clubhouse.

**Homeowner Forum** - The insurance agent scheduled to speak concerning HOA insurance coverage was not present. Jay Weber said the board has received two insurance quotes and is waiting for a third. Current coverage ends in May. Chris Mumfrey, Fred Kremer and Jay Weber will review the quotes. On a motion by Chris Mumfrey, seconded by Bob Bartlett, the board voted to authorize Chris, Fred and Jay to purchase the insurance after their review is complete.

**Minutes Approval** - February 9, 2017

On a motion by Bob West, seconded by Bob Bartlett, the February 9 minutes were approved.

**Unfinished Business –**

- **Trash Collection:** A letter from a resident said that because trash containers have been removed from behind the clubhouse it is less convenient to dispose of dog waste. It was noted that containers are available in the park and along the creek trail. A resident asked if recyclables could still be disposed of at the clubhouse. It was indicated that they must be taken away.
- **Alley Paving Scheduled:** Three townhome alleys are scheduled for repaving. Residents who are impacted will be notified prior to the paving. A note at the residents' door, a posting on townhome mailboxes, or an email blast from our property management company are all possible ways impacted residents may be notified.
- **Clubhouse Furniture Replacement:** Clubhouse manager Deanna Mumfrey and Jay Weber have selected new chairs to replace those purchased online as part of the clubhouse remodeling but have since broken. Full credit for the chairs was received from the online retailer and will be used for the purchase. The broken chairs will be donated.
- **JBK Landscape** will be notified to look into planting trees in the community. \$10,000 is currently in the budget for that purpose.
- A resident said she may know of a university student who would be interested in doing a Willow Creek 3 tree inventory as a college project. The resident will contact the student and report back to the board.

- Tennis Courts: Fred Kremer did a PowerPoint presentation on the tennis courts, including costs related to repair and/or re-build of the courts and options for covering those costs. He included an overview of the Willow Creek 3 budgeting process and how it could be impacted by various tennis court repair or re-build scenarios.

**New Business –**

- Pool Keycards: Ryan Heath will research whether new keycards have already been ordered, and if so, where they are located. The board will schedule dates at the clubhouse for keycards to be distributed to residents. Keycards will be made available as needed to swim team officials prior to May 15.
- Ryan Heath will contact Had Bradbury of Perfect Pools about opening the pool by May 15 for swim team use. Official opening day for residents is scheduled for Saturday, May 27.
- Tennis Courts: Jay Weber and Bob Correll will review the two estimates received by the board for tennis court re-surfacing and make a recommendation to the board.

**Financial Report –**

- January 2017 Financials: Delinquent HOA dues are down by almost half.
- A resident asked about fines assessed against a home or townhome that has been sold and the new owner is incorrectly asked to pay the fine. Ryan Heath will look into how this can be handled so a new owner isn't faced with that situation.
- Attorney Report: One potential legal issue was addressed in executive session involving a financial situation with a homeowner.
- City of Centennial (St. Thomas More - (Site Plan Amendment): The church is making some changes to its property that appear to have no impact on Willow Creek 3.
- Delinquent Aging Report: \$17,535 is currently outstanding in delinquent HOA dues. This is half the amount reported delinquent in February. Any delinquent dues over \$600 will automatically be turned over to the attorney for action.

**Adjournment -**

On a motion by Bob West, seconded by Bob Bartlett, Jay Weber adjourned the meeting at 9 p.m.

Submitted by Bob Correll, Board Secretary, Willow Creek 3