

Willow Creek 3 HOA
Board Meeting Minutes
May 9, 2019

CALL TO ORDER – President, Aidan O’Shea called the meeting to order at 6:00 p.m.

ROLL CALL – Board members present: Aidan O’Shea, Fred Kremer, Bob Bartlett, Jerry Grant, Martin Garrity and Betsy Alexander. Laura Ream was not present. Greg Coleman of SCRES was also present. Quorum was established.

HOMEOWNER FORUM –

- None. There were no homeowners present who wanted to speak.

COMMITTEE AND OFFICER REPORTS –

- Landscape – JBK: No report.
- ACC: Jeff Stevens reported the walk around was completed and violation letter have been sent. ACC requests coming in more frequently, no unusual requests. Three houses painted without submitting ACC request. Colors on 2 houses are not in compliance with the WC3 paint colors. Owners notified.
- Social: No report.
- Website: No report.
- Welcoming Committee: No report.
- Pool: No report. Board wants to make sure Hadley w/Perfect Pools will attend all future Board meetings until close of season.
- Pool Enhancements: Laura Ream submitted recommendations for pool and park furnishings replacements at a cost of \$12,000 to the Board for review and approval.

Motion to accept recommendations for pool and park furnishings with a shipping cost buffer of \$1,000 was made by Martin Garrity and seconded by Jerry Grant. Motion passed.

- Tennis Court Committee: Email blast to residents requesting community rep to join tennis court committee to work with Board to determine what to do with tennis courts remodel.
- Paver Committee: Vendor and product selection plus a start date for project to be submitted by June Board meeting.
- Covenants Committee: Second Amendment to Declaration:

Motion to incorporate the Alternate language in the amendment was made by Martin Garrity and seconded by Fred Kremer. Motion passed with 3 yes and 2 no.

There was discussion regarding the definition of restricted vehicles and passenger truck. It was concluded that the language in the amendment needs more clarification by the attorney. Bob Bartlett will submit his comments to Board. Aidan to get recommendations to attorney.

Motion to withdraw motion to accept alternate language until clarification by attorney is made and amendment language revised was made by Martin Garrity and seconded by Fred Kremer. Motion passed.

- Reserve Study Committee: No report. Addendum to be included in these minutes. (Need copy of Addendum).

- Swim Team: Kristy, parent rep attended meeting. She wanted to confirm the pool will be ready to go by May 13th for team practice. Would like chemical log book to be available in the guard shack. She is asking for volunteers for the July 4th party. *Aidan to ask Jay Weber for suggestions on what needs to be done in planning the party.* She also wanted to know if non-WC3 swim team members may volunteer to help with the July 4th Party. *Board agreed the non-WC3 team members may volunteer to help with the 4th of July party hosted by swim team.* WC3 swim team hosting the championships on July 13th.

APPROVAL OF MEETING MINUTES:

The April 11, 2019 minutes were submitted to the Board to review and approve for audit.

A motion to approve the April 11, 2019 meeting minutes for audit as written was made by Martin Garrity and seconded by Jerry Grant. Motion passed.

APPROVAL OF THE MARCH 2019 AND APRIL 2019 FINANCIAL REPORTS:

The March 2019 Operating Report was submitted to the Board for review and approval for audit.

A motion to approve the March 2019 Operating Report was made by Martin Garrity and seconded by Jerry Grant. Motion passed.

The April 2019 Operating Report was submitted to the Board for review and approval for audit. The March 2019 Operating Report was not approved for audit by the Board. Revisions to be made and April 2019 Operating Report to be resubmitted for review and approval at June meeting.

MANAGING AGENT REPORT:

Action Item List:

- Clubhouse basement hallway mural paint over. Aidan to email Laura regarding painting over the mural to make basement hallway lighter. Board wants to make sure the swim team who installed the mural wall paper is good with painting over it.
- The slip and fall incident at 8155 E Phillips Pl. The HOA reimbursed for the x-rays. Victim signed release of liability.
- Sidewalk heaving at 8123 E Phillips Cir will need to be replaced, not mud jacked. Will be scheduled with other critical concrete repairs/replacements throughout the community.
- Irrigation Meter Vault Leak. Management to have city turn water back on to determine if the leak coming from inside or outside the vault. Repairs to be determined depending on if leak is found inside or outside vault. Board has requested vault repairs be on the next meeting agenda.
- Inspection of driveway drain pans and list of those that need repairing and replacing to be completed by June meeting.

Delinquency Status Report: The Delinquency report was submitted to the Board for review. There are no additional homeowners recommended sent to collections. The Board has requested all fines be put on the delinquency list, even though they are not delinquent as of yet, to get an accurate list of all monies owed to community. Find out from Moeller Graf if there is any equity in a certain collection account before proceeding with foreclosure.

Find out if an insurance claim was made for repair of sprinkler control valve that was hit by a broken tree.

Collection Status Report: Status report submitted to Board for review.

UNFINISHED BUSINESS:

Tennis court crack fill.

Motion to accept Coatings bid of \$2,640.00 and contingent upon weather was made by Martin Garrity and seconded by Jerry Grant. Motion passed.

NEW BUSINESS:

- A. April Clubhouse Rentals: There were 14 regular rentals, 6 recurring rentals and 4 non-revenue generating uses. There have been no complaints regarding clubhouse cleanliness.
- B. Clubhouse parking lot restripe contract was awarded to PLM at a cost of \$325.00.
- C. Internship Picture Request. Photography student at Metro would like to take swimming pool pictures on May 22nd before 9:00 a.m. and is asking Board approval. *Board approved.*

Other new business:

- Find out from attorney if the HOA can prohibit short term rentals such as Airbnb and VROB.
- Boy Scout project – exercise bar has fallen over and needs to be put back in place.

ADJOURNMENT:

With no further business before the Board the meeting was adjourned at 8:21 p.m.

Next meeting held June 13, 2019 at 6:00 p.m. in the Clubhouse.

Respectfully submitted,
Marta Yates
Recording Secretary