

**Willow Creek 3 HOA
Board Meeting
September 8, 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, Bob West, Jay Weber, Chris Mumfrey were present. Property Manager Mark Risner, SCRES was also present.

Committee & Officer Reports –

- A.** Grounds: No Report
- B.** Swim Team: No report.
- C.** Pool: No report
- D.** Clubhouse: Mark Risner reported that there were 9 (9) rentals for the month with no damages.
- E.** ACC: Jeff Stevens reported on the requests for the month.
- F.** Tennis: No report.
- G.** Common Area Project: No report.
- H.** CenCON: CenCON is available online.
- I.** Welcoming: No report.
- J.** SSPRD: No report.
- K.** Website: Bob Correll reported on website updates.

Homeowner Forum – Homeowners raised concerns on the following issues: Irrigation, purchase of additional irrigation controllers, corrections to the financials related to reserve items.

Approval of Previous Meeting Minutes – After review, Chris made a motion, seconded by Bob, and unanimously approved to accept August Board Minutes with corrections as discussed.

Unfinished Business

- **Pool Cover** - Bid presented from Perfect Pools. Email specs to Jay for alternative bid. The Board approved the amount for the Perfect Pools bid unless a more favorable bid is obtained in the interim.
- **Tennis Court** – All repairs were made to the tennis court surface.
- **Audit** – McNurlin and Associates began the audit on August 23rd. They will strive to complete prior to the annual meeting.
- **Pool Access and cameras** – KeyRite provided a bid for the pool gate access. The Board approved the bid as long as it does not exceed \$9000.
- **Annual Meeting** – The annual meeting will be held October 13th at 7pm. A mailing will be sent to all owners including a call for candidates. Once the candidates have been approved by the nominating committee, a second mailing with the notice of meeting and proxies with names of the candidates and their bios will be mailed to all owners.
- **Budget Ratification Meeting - Needs** to be scheduled. Budget draft will be sent to the Board for review.
- **Paver Project** – Test building bid for new contractor was approved.
- **Snow Bids** – Mark will have them finalized by mid September for email review and approval.
- **Asphalt** - Approved 3 driveways for completion

New Business

- **Fall Festival** – chairs are available to use along with the rental of the clubhouse.
- **CAI Membership** – Approved expense.

Financial Report – The August Financials were reviewed. The Board will send questions regarding individual line items.

Adjournment – The meeting was adjourned at 9pm.