

**Willow Creek 3 HOA
Board Meeting
June 8, 2017
MINUTES**

Call to Order - Bob West called the meeting to order at 7 p.m.

Roll Call - Board members present: Bob West, Fred Kremer, Bob Correll, Chris Mumfrey, Bob Bartlett, Mike de Rosayro. Not present: Jay Weber. Ryan Heath of SCRES was present. SCRES guests Greg Coleman and Lydia Peterson also present.

Committee and Officer Reports –

- **Pool:** Had Bradbury of Perfect Pools reported that the pool is now fully staffed and operational.
- **Grounds:** Elizabeth Wood of JBK Landscape provided the board with an estimate for aeration and over seeding of parts of the greenbelts. If approved, the work is likely to be done in the fall. JBK will begin in July marking locations for new tree plantings. At the request of a resident, JBK will check community property for dead trees.
- **Clubhouse:** Ryan Heath reported 15 rentals, six re-rentals for May. Clubhouse carpets will be cleaned in a week. The clubhouse air conditioning system is not working and will be serviced.
- **ACC:** Jeff Stevens said that a resident's fence that has community irrigation equipment attached to it needs repair.
- **Social:** Bonnie Baker reported that food went quickly at the summer kick-off pool party because of the turnout. The Social Committee will offer two self-defense classes for up to 20 women per class at the clubhouse in September and October. Budget information was requested from the board for upcoming events.
- **Website:** Bob Correll thanked Bob Bartlett for his work taking pool party photos. Refrigerator magnets are now available for distribution to help increase awareness of WillowCreek3.com.
- **Swim Team:** Laura Ream thanked the board for action taken to get rid of wasps around the pool. The team will display its trophies in a cabinet in the clubhouse basement. The team will sponsor a Swimathon on June 28 as a fund raiser for Children's Hospital.
- **Tennis:** Mike de Rosayro and Bob Correll reported that weather has delayed tennis court resurfacing. The contractor has been contacted and must start work promptly.
- Ryan Heath said the new pool keycards are now working. Residents needing keycards can contact Spectrum to make arrangements to receive keycards at the Spectrum office or when Ryan is working within the Willow Creek 3 community.

Homeowner Forum -

A resident thanked Spectrum for corrections that have been made to the HOA financial reports. The resident questioned how the water account has been paid, budgeted and reported.

A resident asked if something can be done about a group of trees that lean toward her townhome in heavy rain and snow. Another resident said he has spoken with JBK Landscape about those trees and JBK will report how best to solve the problem.

A resident said a portable wood burning fire pit was used in her townhome alley during the Memorial weekend. The resident brought information to the board from South Metro Fire Rescue indicating that this activity is illegal in an alley or in close proximity to any structure.

Minutes Approval - May 11, 2017

Bob Bartlett's name was added to board members present at the May meeting. On a motion by Bob Bartlett, seconded by Chris Mumfrey, the minutes were approved as corrected.

Unfinished Business –

- **Tennis Courts:** As noted earlier in the meeting, Mike de Rosayro and Bob Correll have contacted Coatings, Inc. about starting court resurfacing work promptly.

- 2017 Paver/Wall Project: Ryan Heath reported that work is now taking place on one townhome row and three or four rows will be completed this summer.
- Hot Water Heater Door: Ryan Heath said a new door was installed to the room housing the water heater in the clubhouse basement.
- Solar Cover: Chris Mumfrey said that bids may be requested for a new pool solar cover. He indicated pool area awnings and awning supports will be evaluated for possible replacement at the end of the season.
- Cameras: On a motion by Chris Mumfrey, seconded by Bob Bartlett, the board approved up to \$1200 for updating clubhouse security cameras.
- Clubhouse lights: Ryan Heath said that clubhouse exterior lights are being repaired and the board may want to consider more efficient lighting options.
- Ryan Heath said repair of a greenbelt backflow irrigation valve should be complete by Monday, June 12.
- Ryan Heath reported that two board members and a former board member met with Spectrum management about improving Spectrum's financial reports supplied to the board. He said Spectrum will be receiving new financial software.

New Business –

- Questions about the islands being updated: The board will look into whether there are options that are feasible for watering the vegetation on cul-de-sac islands throughout the community. A resident had asked the board to look into the matter.
- Chris Mumfrey reported a resident periodically visiting the pool has been unruly and that this behavior will not be tolerated. Also, residents must be current on their dues to be able to use the pool.

Financial Report –

- April 2017 Financials – Fred Kremer reported that a transfer of funds will be made from the General Operating Fund to the Townhome Operating Fund to pay down the Townhome Operating Fund's debt to the General Operating Fund for snow removal as previously approved during the 2017 budget meeting.
- Fred Kremer said the audit of 2016 Willow Creek 3 financials has been initiated.

Executive Session: The board went into executive session to discuss a legal opinion from our HOA attorney and to discuss a resident's fine.

Adjournment: On a motion by Chris Mumfrey, seconded by Fred Kremer, Bob West adjourned the meeting at 9:00 p.m.

Submitted by Bob Correll, Board Secretary, Willow Creek 3