

Willow Creek 3 HOA

Board Meeting Minutes

January 10, 2019

CALL TO ORDER – President, Aidan O’Shea called the meeting to order at 6:01 p.m.

ROLL CALL – Board members present: Laura Ream, Fred Kremer, Bob Bartlett, Aidan O’Shea, Jerry Grant, Martin Garrity and Betsy Alexander. Greg Coleman and Joel Bixler of SCRES were also present. Quorum was established.

HOMEOWNER FORUM –

- H/O wanted an update on the covenant change to the truck policy and are there any concerns regarding a legal challenge to the policy which would negate parking rules already in place.
- H/O distributed an attorney’s opinion on election law and secret ballots to the Board for future discussion.

COMMITTEE AND OFFICER REPORTS –

- **Landscape – JBK**: Elizabeth reported JBK cleared off the tennis courts. Turned in bids for winter watering and juniper removal. Contract extension was executed.
- **ACC**: Jeff Stevens reported it was a slow month. Sent notice to H/O to replace driveway, but sidewalk had sunk. H/O contacted the City of Centennial. The City responded they would get to the sidewalk replacement when they get to it. The ACC gave H/O an extension to repair his driveway until after the City replaces sidewalk.
- **Social**: Bingo Night is scheduled for March 2nd.
- **Website**: Nothing to report
- **Welcoming Committee**: There have been no new owners to welcome.
- **Pool**: Pool enhancements will begin in March. SCRES has been tasked to measure the pool area where new furniture would go to make sure of fit.
- **Tennis Courts**: The tennis league gave a check to the Board for league play.
- **Paver Committee**: No report.
- **Covenants Committee**: Spectrum to contact HOA attorney for help with language for covenants change for trucks.
- **Reserve Study Committee**: No meeting month of December. Will have report by February meeting.

APPROVAL OF MEETING MINUTES:

The December 13, 2018 minutes were submitted to the Board to review and approve for audit.

A motion to approve the December 13, 2018 meeting minutes for audit with changes was made by Laura Ream and seconded by Jerry Grant. Motion passed unanimously.

APPROVAL OF THE NOVEMBER 2018 & DECEMBER 2018 FINANCIAL REPORTS:

The November and December Operating Reports were submitted to the Board for review and approval for audit.

A motion was made by Jerry Grant to approve for audit November and December Operating Reports with changes and seconded by Laura Ream. Motion passed unanimously.

Change: The sidewalk repair invoice was billed to Townhomes and it is a common area expense

MANAGING AGENT REPORT:

Action Item List: The action item list was discussed line item by line item. Pending information was discussed with the Board, and due dates for completion were given to SCRES.

Delinquency Status Report: The Delinquency report was submitted to the Board for review. There are no additional homeowners that have been recommended be sent to collections.

Collection Status Report: HOA attorney to attend February meeting to explain the lien and foreclosure procedures to the Board.

UNFINISHED BUSINESS:

- Sidewalks and garage ramps – Addressed in Action Items.
- Trucks – Covenant changes addressed in Committee reports. Remove “Survey” from “Survey/Truck” on the Agenda going forward.
- Reserve Study – Vendor stated their software does not allow for any flexibility. It only works one way. Jerry Grant asked that the Board ignore the Reserve Study recommendations for 2019.
- Pool Bathrooms – Covered in Action Items.
- Tennis Courts – Spectrum to proceed with obtaining quotes on soil bid after not accepting SCRES explanation and recommendation for not obtaining soils report.

NEW BUSINESS:

- The WC3 Gmail account used by Bob Bartlett needs to be changed to go to Laura Ream.

ADJOURNMENT:

With no further business before the Board the meeting was adjourned at 8:15 p.m.

Next meeting held February 14, 2019 at 6:00 p.m. in the Clubhouse.

Submitted by,
Marta Yates
Recording Secretary