

# Willow Creek 3 HOA

## Board Meeting Minutes

### March 14, 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, Laura Ream, Fred Kremer, Bob Bartlett, Jerry Grant and Betsy Alexander. Martin Garrity was not present. Greg Coleman of SCRES was also present. Quorum was established.

#### **HEARING** –

8200 S Tamarac truck violation. Homeowner was in attendance, he is an attorney and wanted the Board to be aware of this. Daughter and boyfriend live in house, it is boyfriend’s truck in violation of policy by parking his pickup truck in the driveway. Discussion regarding the violation and fine schedule ensued. No decision was reached. Both parties agreed dialog has been opened and to be continued until resolution can be reached.

#### **HOMEOWNER FORUM** –

- H/O reported speeding car(s) by park. Requesting permanent “no speeding” signage put in place. Since it is a city street, Laura Ream volunteered to contact the City regarding permanent signage.
- H/O wanted to know about the perimeter fencing repair/replacement. He asked if the HOA had anything in writing from the City of Centennial to the effect the City is responsible for the repair/replacement of the perimeter fencing on County Line Road. He would like to see documentation in writing of the City’s responsibility. Laura Ream confirmed the work order sent to City is in queue. Time of repair/replacement not determined. Laura also volunteered to get responsibility commitment in writing from City of Centennial. Greg Coleman suggested after City repairs fencing have HOA attorney send a letter to City requesting clarification on their responsibilities for fence.
- H/O attended meeting to let the Board and Spectrum know the snow removal from recent storm was great, she was impressed.

#### **COMMITTEE AND OFFICER REPORTS** –

- Landscape – JBK: No report.
- ACC: Initial property walk about with ACC scheduled for April. Not a lot of ACC requests have been received.
- Social: Bingo night was a success with approximately 40 residents showing up to play. Next event will be the summer kick off at the pool scheduled for June.
- Website: No report.
- Welcoming Committee: No welcoming event scheduled for March.
- Pool/Swim Team: Pool scheduled to open May 13<sup>th</sup> for team practice. WC3 swim team will host championships on July 13<sup>th</sup>. Swim team will sponsor and host the 4<sup>th</sup> of July event.
- Tennis Committee: The tennis league liaison requested the wind screens be rolled down before league play starts March 23<sup>rd</sup> and to make sure Coatings will get the crack fill done in a timely manner.
- Paver Committee: The paver committee is scheduled to meet 1<sup>st</sup> week in April.
- Covenants Committee: In the Second Amendment to the Declaration of Covenants and Restrictions under “Recitals” the Board would like to have “D” reinstated in document. Also, the wording

needs to be revised in the last sentence in document to read: remove the word “vans”; add single family homes to “may be parked on driveway of any Lot as this pertains to single family homes, make sure the townhomes are addressed as trucks to be parked in garages only. Board would like to approve revised document at the April meeting. An informational town hall meeting will then be scheduled for May or June for residents to attend. Find out what the “First Amendment” is.

- **Reserve Study Committee:** The committee met twice. They are working on an Addendum to the study to make adjustments to values.

### **APPROVAL OF MEETING MINUTES:**

The February 14, 2019 minutes were submitted to the Board to review and approve for audit.

**A motion to approve the February 14, 2019 meeting minutes for audit as written was made by Laura Ream and seconded by Fred Kremer. Motion passed unanimously.**

### **APPROVAL OF THE FEBRUARY 2019 FINANCIAL REPORT:**

The February Operating Report was submitted to the Board for review and approval for audit. There was a question regarding a journal entry that has not been revised for two months and the townhome P&L needs to be adjusted. The February 2019 financials were not approved as submitted. Jerry Grant announced he will no longer be involved with the financial review.

### **MANAGING AGENT REPORT:**

Action Item List: Some of the on-going action items addressed were the community lights, paint touch up on clubhouse trim, perimeter fence repair, sewer line issues, clubhouse bathroom, soils study, 2019 auditor, pool and tennis court opening, asphalt repair schedule.

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. The Board would like to see the truck and ACC fines on both the delinquency list and in the financials.

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

### **UNFINISHED BUSINESS:**

Anything covered in Action List not to be repeated elsewhere in Agenda.

### **NEW BUSINESS:**

- A. February Clubhouse Rentals: There were 11 regular rentals, 5 recurring rentals and 3 non-revenue generating uses.
- B. Tennis Lessons: Laura Ream explained the tennis pro from 2018 will not be returning this coming season due to not complying with the tennis rules in place. There will be a new pro in place available for private tennis lessons.

### **ADJOURNMENT:**

With no further business before the Board the meeting was adjourned at 8:44 p.m.

Next meeting held April 11, 2019 at 6:00 p.m. in the Clubhouse.

Respectfully submitted,  
Marta Yates  
Recording Secretary