

October 2019

# Willow Works

The Monthly Newsletter of Willow Creek Homeowners Association #3

## Community Directory

**Website:** Willowcreek3.com

### **WC3 Board of Directors:**

**WC3directors@gmail.com**

President: Aidan O'Shea

Vice President: Jerry Grant

Treasurer: Martin Garrity

Members-at Large:

Fred Kremer

Bob Bartlett

Betsy Alexander

### **WC3 Manager**

Spectrum Commercial

Real Estate Solutions

Greg Coleman gcoleman@scres.us

303-409-6000

www.DenverCommercial.com

### **Pool Management:**

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hb@perfect-pools.com

### **Swim Team:**

swim@wc3dolphins.com

### **Willow Works Newsletter:**

Porchlink Media

kerri@porchlink.com

### **Trash Removal/Recycling:**

Waste Management: 303-797-1600

### **Willow Creek Women's Club**

willowcreekwomensclub@gmail.com

Chair: Natisha Doherty

natisha.doherty@yahoo.com

303-694-0798

### **Tennis Keys & Pool Keycard:**

Amanda Phifer: 303-409-6018

### **Clubhouse Manager:**

Deanna Mumfrey: 720-933-0785

wc3clubhouse@comcast.net

## Letter from the Board

It's election time again. And again this year's election will be a horse race!

Three candidates have tossed their hats into the ring - and that number could grow if there's one or more write-ins!

Vying for one of two seats are Fred Kremer, Steve Lubell and Bryan Zach. Fred is the incumbent seeking a second three-year term. The other seat belongs to Aidan O'Shea, whose term expires this year. However, Aidan will stay through 2020 after the board appointed him to fill the vacancy left by Laura Ream, who resigned in July. Laura had one year left to serve.

Homeowners should have received their ballot in the mail with a return envelope. If not please contact Spectrum before the annual WC3 HOA meeting on Thursday, October 10. The meeting starts at 6 p.m. Once the new board members are in place, the group will elect new officers. Quick note: The new board will announce the results of the proposed covenant amendment.

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Although the new board will not be conducting business following the election, one item that will draw attention at November's meeting is the tennis courts.

Last month Tennis Committee members Fred Kremer and Jerry Grant presented an in-depth report to the board that outlined numerous steps the group could take to replace some or all of the courts with minimal financial impact on the community. Bottom line: the committee recommended taking action no later than 2022.

Among the options are post-tension concrete and asphalt surface. Post-tension is the most expensive to install but it will last longer and will require less maintenance over the life of the project. In essence, the concrete is strengthened by applying tension to the reinforcing rods after the concrete has set. Estimated cost to replace all five courts is \$350,000. Replacing with asphalt costs less but the courts may last only 20 years.

Stay tuned.

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It's official: The paver project will start on or about October 15, beginning with the townhomes at 8088 E. Phillips Circle. The plan is to complete three townhome rows this year... unless Mother Nature decides otherwise. To keep the costs down the pavers will follow the current sidewalks. Estimated cost per townhome row is \$9,000 to \$11,000 with the money coming from the General Reserve Fund.

- Bob Bartlett



## Board Meetings

Board Meetings are held at 6 p.m. the 2nd Thursday of each month.

The Architectural Control Committee meets at 7 p.m. the 1st Monday of each month.

Meetings are held at the Willow Creek III clubhouse, 8091 East Phillips Circle.



## Rent the Willow Creek 3 Clubhouse

**Willow Creek 3 Clubhouse:  
8091 East Phillips Circle**

The Willow Creek 3 clubhouse is available for rent to Willow Creek 3 residents. See the Clubhouse Availability Calendar at [willowcreek3.com/clubhouse-5/](http://willowcreek3.com/clubhouse-5/) to view the clubhouse calendar showing current and future dates and times the facility is available. To reserve the clubhouse, arrange for a clubhouse key, obtain the rental agreement and receive complete rental details, contact clubhouse manager Deanna Mumfrey at 720-933-0785 or by email at [wc3clubhouse@comcast.net](mailto:wc3clubhouse@comcast.net). The clubhouse key must be returned no later than midnight the day of your event.

## Management Corner

Spectrum Commercial sends out frequent email blasts to the community regarding events, notices, etc. If you are not receiving the blasts and would like to be added to the mailing list, please send an email to Amanda at [aphifer@scres.us](mailto:aphifer@scres.us) notifying of such.

### Got questions?

WC3 Manager: Greg Coleman

Spectrum Commercial Real Estate Solutions

[gcoleman@scres.us](mailto:gcoleman@scres.us) • 303-409-6000

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## October 2019 ACC Corner

Submitted by Jeffrey Stevens

**Get Approval First from the Architectural Control Committee.**

Our community covenants require the ACC to "exercise its best judgment to see that all improvements, construction, landscaping and alterations on lands within the properties conform to and harmonize with existing surroundings and structures." This means that if you are planning virtually any change to the outside of your home you must have it approved by the ACC.

If you are going to paint, roof, landscape, fence, or plan to replace windows, siding, garage doors, a driveway or do almost anything else to change the exterior of your home or yard, it must be approved. If you have questions about how to proceed, and you haven't been able to find what you need on our website: [willowcreek3.com](http://willowcreek3.com), contact Spectrum Commercial Real Estate Solutions at 303 409-6000.

When requesting ACC approval, be sure to include with your Request Form (Available on the [willowcreek3.com](http://willowcreek3.com) website.) a complete description of the work that will be done as well as any drawings, samples, photos or any literature necessary for the committee to be able to evaluate the project for approval.



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# Derek Gilbert, Keller Williams DTC

**"We just set up a client with a 30 year fixed mortgage for 3.125%.  
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By Derek Gilbert at The Gilbert Group, October 2019

There has been a great deal of confusion and concern lately around the future of the Denver real estate market. There's a misperception that home values are plummeting, when in reality Denver area homes are **appraising** for more and more each year. Homes are increasing in value less dramatically than they have over the past few years, but the overall trend is still positive. Buyers are shifting their strategy and weighing their home purchase decisions more seriously, and yet if a home is in great condition and priced well, buyers will not hesitate to make an offer right away. We're still seeing **multiple offers** in some situations, but it's becoming necessary to use more

**strategy** in the way we position our homes in the market. I have been working in real estate for nearly **2 decades**, and recently I've been utilizing more traditional strategies from much earlier in my career. We aren't in the same market we were in 2 years ago. We've witnessed a pullback in home values this July and August, but seasonally this trend is not unusual. We're moving into a time of year where serious buyers are starting to house hunt and casual spring browsers are falling by the wayside. Historically low interest rates and home buyers with a sense of urgency means now is an excellent time to sell your home. Call me today to at **(720) 480-9877**.



## The Gilbert Group

### Derek Gilbert

Owner/Realtor: 18 years

**Willow Creek Homeowner**

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# Tennis Talk

Submitted by Dana Sandberg

We have had another great tennis season in Willow Creek! The sport continues to grow in popularity in our neighborhood, with involvement from all ages. Here are some of this season's highlights:

- 50 teams played out of WC this season. Thank you to all the captains that volunteered their time!
- The WC tournament was a huge success. We had 125 participants and 76 matches played.
- There were 6 socials throughout the summer that drew between 40-60 people each time.
- Our tennis pro, Ryan Freeman, ran 12 kid's classes with 50 kids during the season.

In addition, please join me in celebrating the success of some of our WC USTA teams:

- Tania Taylor's 8.5 mixed team advanced to district playoffs in early September. They enjoyed the extra 3 matches and the great competition.
- Julie and Matt Bailey's 7.5 mixed team advanced to district playoffs.
- Stacy Masur's 2.5 team advanced to district playoffs twice this year (spring and summer) and came in second place in the state both times! See you on the courts next spring!

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Dr. Bruce Bowman  
Dr. Megan Lowthorp  
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October 14

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Election Day

November 5

 [holtforcentennial.com](http://holtforcentennial.com)

# Willow Creek Women's Club Home Tour Recap and Thanks

The Willow Creek Women's Club (WCWC) had another very successful home tour on September 18, 2019, featuring:

**6 Gorgeous Homes:** A huge thank you to the following homeowners for opening their amazing homes to us: Bill & Judy Hardy, Kristy & Kevin Marshall, Anne & Patrick McMahon, Erin & Matthew Pomeroy, Sally & Buzz VanWelden, Bill & Marlene Wilson.

**140 Eager Attendees:** Thank you for supporting WCWC.

**30 Energetic Volunteers:** Thank you for sharing your time and effort with us.

**18 Generous Advertisers (many of whom are Willow Creek neighbors):** Thank you for supporting WCWC: Joseph Boyd, Solectric; Chad+Co. Salon; Dream Dinners; Daniel Echols, See Inside Sewer Scope; Home Care Assistance, Centennial; HRTI, Windows, Siding, Roofing, Painting; Chris & Emily Keale, T&G Flooring; Diane Kremer, MARY KAY; Tina Lindsay, Pianist/Organist/Vocalist; Alandra Mothorpe-Boyle, Licensed Insurance Agent, Yvonne M. Mothorpe, CPA; Quebec Highlands Animal Clinic; Erik Sharp, Southeast Motors; Soladera Soaps; Ting, Crazy Fast Fiber Internet; Jean Wagner, Arbonne.

**2 Fabulous Co-Chairs:** Thank you for another fabulous, fun Willow Creek Home Tour: Christine Justino, Your Castle Premier Realtor and Kristen Anderson, Metro Brokers, Anderson Realty.

See you next September!

## THANK YOU FOR PARTICIPATING IN THE 2019 WILLOW CREEK HOME TOUR

Special thanks to the owners of the six  
Featured Homes, and to the volunteers and  
attendees who contributed to a successful event!



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# Willow Creek Women's Events

Sponsored by Willow Creek Women's Club



## Yoga in the Park

Wed, Oct. 9, 9:15 a.m. at Mineral Clubhouse

Attend our first yoga event! Bring a mat, water bottle and a smile. All abilities welcome. We'll meet at the Mineral Clubhouse and then venture outside. Please bring a breakfast item to share if you are able. Coffee will be provided.

## Eat the Rainbow



Thurs, Oct. 10, 7 p.m. at Mineral Clubhouse

Learn how eating a variety of colors is beneficial to your health from head to toes. Nutrition isn't complete without a cornucopia of vegetables and fruits. You likely know this, but are you eating enough? And how do you add really tasty veggies your whole family will eat? Willow Creek's own Aparna Natarajan is a board-certified Clinical Nutritionist Specialist (CNS) who will reveal the secret lives of fruits and veggies and their role in disease prevention and a vibrant life. Recipes and tastings included. Please bring a drink or food item to share if you are able.



## Willow Creek Trunk-or-Treat

Sun, Oct. 27, 3 p.m. at Phillips Clubhouse

Don't miss our first ever Willow Creek Trunk or Treat, Sunday Oct. 27 from 3 – 5 p.m. at the Willow Creek 3 Clubhouse/Parking Lot – 8091 E. Phillips Circle. Kids ages 10 and under are invited to show off their costumes as they trick or treat from vehicle to vehicle. If you're interested in decorating a vehicle trunk or handing out candy, please contact Carolyn Pyron at [pyroncarolyn@yahoo.com](mailto:pyroncarolyn@yahoo.com).



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Cherry Creek Schools

## News From Cherry Creek Schools - October 2019

For information about Cherry Creek Schools, visit [www.cherrycreekschools.org](http://www.cherrycreekschools.org).


### WHAT CCSD STUDENTS WANT YOU TO KNOW ABOUT SUICIDE PREVENTION:

Students from every high school in the Cherry Creek School District came together to produce an extraordinary video, which was released in September. Please watch it and use it to start conversations about suicide prevention with the people you love. The link is below with the letter from Dr. Siegfried.

- Learn more about CCSD's suicide prevention efforts in this letter from Superintendent Dr. Scott Siegfried. <https://www.cherrycreekschools.org/Page/11524>
- Visit the CCSD Suicide Prevention website for more resources.

**THE CARDBOARD CHALLENGE IS COMING!** The 7th Annual Cardboard Challenge, a celebration of creativity, will be held from 4-7 p.m. on Wednesday, October 30, at Smoky Hill High School. This free event, sponsored by the Cherry Creek Schools Foundation, is open to ALL CCSD students and gives them the opportunity to create and build using cardboard, recycled materials and their imagination.

**CHERRY CREEK FUTURE FORWARD:** Cherry Creek Schools is moving "Future Forward" with its new strategic plan. The plan, which launched with the 2019-2020 school year, focuses on instructional, workforce and operational excellence to continue the district's dedication to excellence. Learn more on the Cherry Creek Schools' website.



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## Centennial News

Submitted by **Andrea Suhaka**

### Arapahoe County (ArapCo) Ballot Issue 1A for a New Jail

The Arapahoe County Board of County Commissioners unanimously voted to refer Issue 1A, Public Safety Ballot Measure, to the Nov. 2019 ballot on August 27.

#### What would the funds be used for?

Funding would be used to construct a new jail and expand programming for mental health, substance abuse, education, on-the-job, and life skills training.

Specifically:

Construction, operations and maintenance of a new jail, including:

- Booking and Release Center
- New medical and behavioral units for severe cases
- New medical outpatient facility
- 1,612 jail beds
- 3 new housing pods
- 11 multipurpose classrooms
- 11 professional visitation rooms

#### Expanded programming includes:

- Substance abuse programs, such as drug abuse and addiction classes, counseling programs
- Jail-based behavioral services, including individual and group therapy
- Mental health programs, such as individual treatment plans, crisis intervention services, group therapy, cognitive behavioral therapy
- Religious and spiritual services, including professional clergy visits
- Education and life skill classes, such as pre-release and re-integration programs, parenting classes, career classes, financial classes, empathy classes
- GED classes, continuing education classes, computer skills classes, college readiness workshops
- Health education classes, such as chronic care, men's health, women's health, healthy eating, wellness programs
- Domestic violence education programs, including victim assistance, anger management, and healthy relationships
- Veteran-specific services and housing, including regular meetings with Veteran Affairs representatives
- Re-Entry programs, including 24/7 staffing and community resource connections
- Alternative sentencing, such as work release, home monitoring, and diversion

#### What would this cost?

The proposal seeks a property tax increase of 3.4 mills beginning in year 2020, of which 1.1 mills would sunset in 2052 after completion of capital construction debt payments. The remaining mill levy would continue to fund ongoing operations and maintenance expenditures.

The Board also would establish a citizen advisory committee to review and monitor expenditures associated with this measure should voters approve. This referred measure is a result of years of work by the county and the Long Range Planning Committee, a citizen-based advisory committee.

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## Website:

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- News, information and updates from the Willow Creek 3 Board of Directors
- Important contacts and links
- Community events & meetings
- Detailed Architectural Control information
- Pool & tennis court info
- Dolphins Swim Team
- Tennis Club • Women's Club • Photos & More

## Are you getting your Willow Works?



Please contact

**kerri@porchlink.com**

if you need to update  
your mailing address.



**Young Artists Mini Art Camp:** This imaginative class will create multimedia art projects related to various children's book themes and characters. Ages 3 - 6. Mon, Oct 7 and Oct 21, 9:30 - 11 am at Goodson Recreation Center. Price: \$19 Youth Resident

**Free Interactive Art Show - Iron Sharpens Iron and Open House:** See a display of works by a South Suburban art instructor, Lori Duryea. Observe and watch our Lone Tree Hub adult art students participate in live painting and drawing using a variety of mediums and methods. All ages. Sat, Oct 12, 10 am - 2 pm at Lone Tree Hub.

**Free Tesoro Cultural Center's Art and History Lectures:** This month's 19th Century American Western History lecture is titled Lakota America: A New History of Indigenous Power. Ages 10 and up. Sat, Oct 12, 4 - 5 pm at Lone Tree Hub. Price: Free. Registration required

**Fall Break Adventure Camp:** During school fall break, kids can experience Eurobungy, ice skating, sports, climbing wall, laser tag and more. Morning and afternoon snacks and lunch included in the fee. Ages 6 - 13. Mon - Fri, Oct 14 - 18, 7 am - 6 pm at Family Sports Center. Price: \$50 Youth Resident

**New Body Pump:** A new format and new music are added this month to this original barbell class that strengthens your entire body. The workout challenges all your major muscle groups by using weight-room exercises like squats, presses, lifts, and curls. Ages 18 and up. Mon, Oct 14, 9:30 - 10:30 am at Goodson Recreation Center. Fri, Oct 18, 9 - 10 am at Lone Tree Recreation Center. Reservations recommended. Price: \$4.50 - \$5.75 Resident

**Blood Screening:** University Hospital professional staff screens your cholesterol and over thirty other blood components. Drop-in basis, no appointments needed, 12-hour fast required. Ages 18 and up unless accompanied by parent/guardian. Price: \$40. 7 - 9:30 am:

- Tue, Oct 15, Goodson Recreation Center
- Wed, Oct 16, Lone Tree Recreation Center
- Fri, Oct 18, Family Sports Center

**Lifeguard Training - Shallow Water:** This American Red Cross (ARC) Lifeguard Training course teaches candidates the skills and knowledge needed to prevent and respond to aquatic emergencies. Upon successful completion, candidates receive certification in ARC Shallow Lifeguard Training. Ages 15 and up. Thur, Fri, Sat, Oct 17 - 19, 9 am - 5 pm at Lone Tree Recreation Center. Price: \$150 Resident

**Music Language and Theory:** Students learn how to read and write music in addition to learning how chords are structured and how to create their own chords. Ages 13 - 18. Fri, Oct 18 - Dec 13, 4:15 - 5:15 pm at Goodson Recreation Center. Price: \$58 Youth Resident

**Hoofin' it Through the Hollows 5k:** At our 5K Halloween celebration dress in your Halloween best for the race and a chance to win various costume contests. Stay after the race for roasting s'mores by the campfire and a beer garden for the adults. All ages and abilities including canines. Sat, Oct 19, 5:45 pm at deKoevend Park along the High Line Canal. Price: \$20 Adults, \$10 Youth

**Haunted Hay Rides:** Storytellers narrate an amusing tale while you travel in a vehicle drawn wagon down a haunted trail for scary family Halloween fun. All ages. Fri - Sat, Oct 25 - 26, 6 - 8:30 pm, every 30 minutes at Plum Creek Stockon Stables. Price: \$12

**Halloween Party at the Lone Tree Grill:** Wear your Halloween costume. There will be a specialty dinner menu, drink specials, and a costume contest with great prizes. Throughout the evening, listen to the live music of Josh Blackburn. Adults only. Thu, Oct 31, 5 - 9 pm at Lone Tree Grill at the Lone Tree Golf Course & Hotel. Price: Available at party



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## Willow Creek Real Estate News

Presented by Brent Hilvitz of  
Redesigned Realty

### The Millennials are Coming! The Millennials are Coming!



Truth be told, the Millennials are already here. It's no surprise that the most maligned generation of a generation is getting ready to plant some roots. Millennials are the generation born between 1981 and 1996, and like those slacker gen X'ers, (and all the generations before them) Millennials are coming of age, starting families, and settling down in the suburbs.

What's important to this crazy unpredictable generation? The same boring things that were important to you when you moved to the suburbs. Good schools, a safe place to raise their children, and a community where they feel they belong. It's time we embrace our Millennials and recognize them for who they are. (The generation most likely to buy your home when you sell)

If you're curious about the homes Millennials are buying in Willow Creek, and for how much, you can get pictures and details of all the homes for sale and sold in the neighborhood at **WillowCreekMLS.com**.

Just go to the site, put in your name and email, and you will get a monthly email with pictures descriptions, and square footage details of all the homes for sale that month. I'll never send you spam or even ask for your address. (You can even put in a fake name if you want)

We all get monthly flyers of homes for sale in the mail or Xeroxed copies stuck to the door, and that's great, but it's just a bunch of addresses and prices. What we really want are pictures and details, not just numbers.

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# Willow Creek 3 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. Submitted by: Marta Yates, Recording Secretary**

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# Willow Creek 3 Board Meeting Minutes • June 13, 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, Betsy Alexander and Laura Ream. Jerry Grant and Martin Garrity were not present. Greg Coleman of SCRES was also present. Quorum was established.

## HOMEOWNER FORUM:

- H/O Thanks the Board for looking into the legality of short term rentals. His neighbor is renting out their basement which is causing parking issues in their alley. *Mgmt. will double check with attorney regarding short term rentals in WC3.*
- H/O complained about the asphalt cracks in the alleyways. One of the flower beds at entrance is dead and needs to be replaced. The Boy Scout installed exercise park is falling apart is in need of repair. *Mgmt. explained asphalt repair will happen later on in the season. Will have JBK take care of the dead entrance beds. Martin Garrity will address exercise park with Boy Scout. An owner in attendance offered some of her overgrown perennials to be transplanted to an entrance bed.*
- Bob Correll attended Jones District focus group regarding the rezoning for multi-use development which would have huge impact on all the Willow Creeks.

## COMMITTEE AND OFFICER REPORTS:

- **Landscape - JBK:** No report. Not in attendance.
- **ACC:** Jeff Stevens reported violation notices have been sent. The landscape walk around will occur in July. There were no out of the ordinary ACC requests submitted.
- **Social:** The summer kickoff party cost \$1,000.
- **Website:** Bob Correll, webmaster, would like the 4th of July party plans to upload to website when they are available.
- **Welcoming Committee:** There were no welcoming events scheduled in May.
- **Pool:** Had/Perfect Pools was in attendance to report the equipment is operating with no issues. He commented there are a great group of Lifeguards at WC3 this year. *The Board asked Had if the techs could vacuum the pool completely. The kiddie pool skimmer is not working. Also, issue with card reader not reading cards. Mgmt. to get card reader working.*
- **Pool Enhancements:** Laura Ream recommends purchasing a solar cover for the pool at approximately \$30,000. To be paid from reserves. *Motion to approve purchase of solar cover for pool was made by Laura Ream and seconded by Fred Kremer. 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 was questioned by Laura Ream. She is unclear as to why a community rep is needed. Discussion ensued. Laura resigned from the Board.
- **Tennis Committee:** No report. Will meet and have report available at July meeting.
- **Paver Committee:** Aidan met with contractor. Paver installation will begin in 2 to 3 weeks beginning with the 8088 alley. Three rows will be paved in this budget year. JBK
- **Covenants Committee:** At the town hall meeting attorney gave overview of restricted vehicle amendment. It was decided to move forward with restricted vehicle amendment. Goal is to approve at next meeting. Door to door vote is being discussed. Want votes back by mid-September.
- **Reserve Study Committee:** No report.
- **Swim Team:** Kristy, swim team rep, asked that the pool be cleaned at 7:15 a.m. before swim team practice and that the chemical log books be available when team member has to take readings. Still needs volunteers for 4th of July party.

**APPROVAL OF MEETING MINUTES:** The May 9, 2019 minutes were submitted to the Board to review and approve for audit.

*A motion to approve the May 9, 2019 meeting minutes for audit as written was made by Laura Ream and seconded by Bob Bartlett. Motion passed.*

There was discussion as to whether to publish Draft minutes before having Board approval.

*A motion to refrain from publishing draft minutes in the Willow Works or the website before Board approval was made by Laura Ream and seconded by Fred Kremer. Motion passed.*

**APPROVAL OF THE APRIL 2019 AND MAY 2019 FINANCIAL REPORTS:** The April 2019 Operating Report was submitted to the Board for review and approval for audit.

*A motion to approve the April 2019 Operating Report for audit was made by electronic vote. Motion passed.*

The May 2019 Operating Report was submitted to the Board for review and approval for audit. The May 2019 Operating Report was tabled until Board members are available to review and approve. May 2019 Operating Report to be resubmitted for review and approval at July meeting.

## MANAGING AGENT REPORT:

### Action Item List:

- Jeff to inspect dead tree on south end of 7926 E Phillips Cir and give recommendation as to remove or not and to establish who owns the tree and thus would be responsible for removing.
  - Dead pine tree in Quince greenbelt. Two proposals were submitted to remove dead tree and grind stump. Above/Beyond-\$1,200 and JBK-\$1,430.
- Motion to accept Above/Beyond bid to remove dead tree in Quince greenbelt was made by Laura Ream and seconded by Bob Bartlett. Motion passed.*
- Short term rentals. Get opinion from attorney regarding short term rentals in Willow Creek 3.
  - It was confirmed the mural in the clubhouse basement hallway may be painted over in a light color. Board would like the purchase and installation of bathroom stalls taken out of the remodel bids. All other components in bids are approved.
  - Clubhouse parking lot striping. Needs to be scheduled and parking lot closed off the night before.
  - Pool Enhancements. Pool furniture arrived except for the sun shades. Shipment is being tracked down. Have JBK take out sod at end of pool to see if post tension slab before drilling for umbrella holes.
  - Irrigation Meter Vault Leak. Confirm with RK Mechanical the leak is on the inside of the vault then get RK Mechanical contract to Board for review. Have PipeX rebid with the leak on inside of vault, not outside vault.

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

**Collection Status Report:** Status report submitted to Board for review. Homeowner whose account is being considered for foreclosure contacted attorney asking for payment plan. Mgmt. to find out from Moeller Graf who "JMS" is in their office and what was discussed and decided in call.

## NEW BUSINESS:

- A. May Clubhouse Rentals: There were 20 regular rentals, 6 recurring rentals and 4 non-revenue generating uses. There have been complaints regarding clubhouse basement bathroom cleanliness. Aidan to find out from Deanna who cleans basement of clubhouse.
- B. Irrigation Meter vault Leak. Discussed in Action Items.
- C. Quince Greenbelt Tree Removal. Discussed in Action Items.
- D. Perennial to Annual Flower Bed Transformation. The Board does not want JBK to change the perennial flower bed at S. Quebec and E. Mineral to annuals. *Mgmt. to get with JBK regarding this bed for options.*

E. Clubhouse Landscape & Irrigation. Jeff Stevens was selected to repair the pool irrigation system after RK sewer repair. Three bids were received for pool landscape renovation project. No decision was made.

F. Tree Spraying. On hold until fall.

G. Clubhouse Bathroom Reno. Discussed in Action Items.

### Other new business:

- Volunteers are needed to plant flower pots around pool. There is a \$200 budget to be reimbursed to purchaser.

*Motion to approve a not to exceed \$200 budget for flowers around pool was made by Laura Ream and seconded by Fred Kremer. Motion passed.*

- 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 July 11, 2019 at 6:00 p.m. in the Clubhouse. Submitted by: Marta Yates, Recording Secretary**

# Willow Creek 3 Board Meeting Minutes • July 11, 2019

**CALL TO ORDER:** President, Aidan O'Shea called the meeting to order at 6:03 p.m.

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

**HOMEOWNER FORUM:** H/O wanted an explanation as to how and why the truck/parking policy originated. *Jerry explained the process that occurred from survey to vote.*

## COMMITTEE AND OFFICER REPORTS:

- **Landscape - JBK:** Elizabeth went through her checklist items. She submitted proposals for various extra projects. The pool landscaping is scheduled to begin mid-August. Elizabeth suggested if Board opted for a later start date the project would cost less. Board will decide and let JBK know. Broad leaf spraying to begin week of July 15th. Elizabeth suggested pine tree spraying be included in the Spring budget for proactive purposes. The bores are encroaching on Denver/Centennial. Martin Garrity added the edging on the Spruce Court island is a safety hazard and needs to be taken out. He also wanted JBK to look at the dirt around the vault repair for landscaping suggestions.
- **ACC:** Jeff Stevens reported the landscape walk around is completed. He stated the property is in good shape. There were no out of the ordinary ACC requests submitted.
- **Social:** End of Summer pool party at the end of August is in the planning stage.
- **Website:** No Report.
- **Welcoming Committee:** Committee welcomed 1 new homeowner in April and 2 of 7 new homeowners in June. All will be welcomed by end of July.
- **Pool:** Had/Perfect Pools was in attendance to report the equipment is operating with no issues. Thanked Board for nice email commenting on the good job the lifeguards did at the 4th of July party. ➤

Swim Team championships will be held July 13th. Pool temperature is regulated. Skimmer line is repaired. Had would like to be in on the solar cover purchase. He knows a lot about solar covers and would be a good asset when assessing different covers. *The Board invited Had to attend a more in depth meeting.*

- **Tennis Court Committee:** No Report.
- **Paver Committee:** No progress from last meeting. Still need to pick a product. *Greg volunteered to help Aidan find product.*
- **Covenants Committee:** The final covenant amendment document was received from attorney. *Motion to accept the proposed covenant amendment as written and submitted to be distribute to homeowners for vote was made by Martin Garrity and seconded by Aidan O'Shea. Motion passed.*
- **Reserve Study Committee:** Working on various tennis court options.
- **Swim Team:** Kristy, swim team rep, requested that the sprinkler in back corner be turned off on day of swim team championships. *Jeff Stevens said he would accommodate her request.* Kristy reported last practice is 7/12 with championships 7/13. She also requested the Dolphin record board be located and hung. She also asked if the social committee would like help with the end of summer pool party.

**APPROVAL OF MEETING MINUTES:** The June 13, 2019 minutes were submitted to the Board to review and approve for audit. *Approval of the June 13, 2019 board meeting minutes for audit was tabled until further review. They will be approved at August meeting.*

**APPROVAL OF THE MAY 2019 AND JUNE 2019 FINANCIAL REPORTS:** The May 2019 and June 2019 Operating Report(s) were submitted to the Board for review and approval for audit. *The May 2019 and June 2019 Operating Reports were not approved. There needs to be further review.*

## MANAGING AGENT REPORT:

### Action Item List: Greg

- Board has requested all new items added to action item list be added to the bottom of list.
- Ting again disputing responsibility for underground short in pole light.
- Clubhouse door leading to tennis courts does not close. *Add to scope when lower level is painted.*
- Work order to Comcast to fun feeder lines along fence lines instead of over trees was submitted.
- Pool gate key card closer to be installed 7/12. *Board requested a laminated sign be placed by the card reader explaining door will be closed, reader will read cards starting 7/16. Email blast: cards will be in full force effective 7/16.*
- Solar cover purchase. Had/Perfect Pools to become involved in process with Board members.

*Motion to hold off on purchasing solar pool cover until further input obtained was made by Martin Garrity and seconded by Jerry Grant. Motion passed.*

- Management needs to know exactly where the sun shades are to be installed before concrete is cored for shade sleeve.
- Clubhouse carpet was cleaned to see if large stain could be removed. The cleaning was not successful. *It was suggested to contact Lynn Countryman to see if she knows where the extra carpet squares are stored.*
- The Board has requested the tennis court replacement bids be sent to them.
- Jerry Grant and Greg Coleman to walk the property identifying sidewalk concrete repairs week of 7/15.
- Board requested a proposal with materials and fixtures identified in bid to remodel clubhouse bathrooms from vendor chosen.
- There was no motion to approve the JBK proposal in the amount of \$5,725 for the pool bathroom sewer line replacement landscaping. The Board would like soils compaction added to their proposal. Board also requested a compaction report from RK Mechanical for this project.

**Delinquency Status Report:** The Delinquency report was submitted to the Board for review. The Board would like a copy of status letter for prior owner who had a balance on account to see if it was collected at closing and when repair responsibility notice was sent. They also requested exact date owner cut down tree that damaged irrigation box, and when management sent notice of owner responsibility for repair. Board requested homeowner be sent to collections for past due bill back from HOA.

**Collection Status Report:** Status report submitted to Board for review. Homeowner whose account is being considered for foreclosure contacted attorney asking for payment plan. The Board did not approve payment plan. After finding out where he works they Board wants to know about garnishing his wages. Aidan to reach out to attorney to let them know decision. *Motion to garnish wages of delinquent owner in collections was made by Martin Garrity and seconded by Jerry Grant. Motion passed.*

**UNFINISHED BUSINESS:** Clubhouse Landscape: It was decided to hold off on clubhouse landscaping until after swim season.

## NEW BUSINESS:

- June Clubhouse Rentals: There were 13 regular rentals, 4 recurring rentals and 4 non-revenue generating uses.
- Solar Cover. Discussed in Action Items.
- Appointment of New Board Member.

*Motion to wait to appoint new Board member until full Board is available was made by Martin Garrity and seconded by Jerry Grant. Motion passed.*

- Tennis Pro Discussion. Board would like a copy of insurance policy and contract with HOA from Pro teaching tennis lessons in Willow Creek 3. Jerry will send Martin old contract from 2009. A cease and desist needs to be issued until policy and contract received.

## Other new business:

- Truck Policy vote mailing. Discussion ensued as to timing of covenant amendment and ballot distribution to homeowners for vote on truck/parking amendment. It was decided to mail out amendment with secret ballot on August 1 with instructions to return ballot by September 15. The Board will count the votes and return results to homeowners two weeks later. *Motion to mail out amendment and secret ballot on Aug. 1 for a Sept. 15 return was made by Martin Garrity and seconded by Jerry Grant. Motion passed. \*\*\*\* Upon further review, secret ballots are not allowed.*
- The Board requested the Board packet consist of Agenda, draft minutes, action items and short set of financials. Send collection report by email.
- Have Laura Ream email administrative change password.

**ADJOURNMENT:** With no further business before the Board the meeting was adjourned at 8:19 p.m.

**Next meeting held August 8, 2019 at 6:00 p.m. in the Clubhouse. Submitted by: Marta Yates, Recording Secretary**



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