

Willow Creek 3 HOA
Board Meeting Minutes
January 9, 2020

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, Jerry Grant, Bob Bartlett, Betsy Alexander and Martin Garrity. Fred Kremer and Bryan Zach were not in attendance. Greg Coleman of SCRES was also present. Quorum was established.

HEARING Owner pleaded truck violation fines. Truck parks in garage overnight. Only parked in driveway in the mornings to load tools. Board will get back to homeowner with decision to keep fines in place. Aidan will email Amanda with decision.

HOMEOWNER FORUM –

H/O reported a tree limb hanging over the roof at 8113 E Phillips Circle, she turned in ACC request to get it removed. She couldn’t find a WC3 rule regarding snow removal from perimeter sidewalks. *The City of Centennial does not require sidewalk snow removal.* She also commented the snow removal was getting better.

COMMITTEE AND OFFICER REPORTS –

- **Landscape – JBK:** Reg/JBK submitted a list of general observations regarding beautifying the community. Board requested a time table of landscaping items that can be done before spring.
- **ACC:** Jeff Stevens reported it was a slow month. There were 2 requests.
- **Social:** WC3 BINGO night coming up in near future.
- **Website:** No Report. Bob Correll stepped down from managing WC3 website. Need volunteer to take over. *Ask Bob in getting details of what is involved, how much time it takes, etc.*
- **Welcoming Committee:** No report.
- **Pool:** No Report.
- **Tennis Court Committee:** No report.
- **Paver Committee:** Paver project on hold until spring 2020.

APPROVAL OF MEETING MINUTES:

The December 12, 2019 minutes were submitted to the Board to review and approval for audit.

Motion to approve of the December 12, 2019 board meeting minutes for audit as amended was made by Jerry Grant and seconded by Bob Bartlett. Motion passed.

APPROVAL OF THE NOVEMBER AND DECEMBER 2019 FINANCIAL REPORTS:

The November and December 2019 Operating Reports were submitted to the Board for review and approval for audit.

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It was decided to wait for Martin's input before approval of financial reports. The Operating Reports may be approved before February meeting by email.

Motion was made to suspend the \$10.00 monthly townhome reserve contribution and apply to townhome operating budget starting in February for the remainder of 2020 by Jerry Grant and seconded by Betsy Alexander. Motion passed.

MANAGING AGENT REPORT:

Action Item List: Greg

- The townhome sidewalk grinding to be completed by February meeting.
- Annual tree trimming. Board to walk property first week in March with SCRES and Above/Beyond.
- Board member request to reconsider not shoveling the sidewalks between townhome garages. Shovel up to gate in back and up to first step in front.

Motion to reverse Board decision in December minutes and continue shoveling for the rest of the season. Then find out who has legal ownership before next season was made by Jerry Grant and seconded by Betsy Alexander. Motion passed.

Delinquency Status Report: The Delinquency report was submitted to the Board for review. Board asked that a column in report be added for what monies have been paid by individuals.

Collection Status Report: Status report submitted to Board for review.

Motion if no response after first certified letter is mailed to owner Board will be notified and instructions to place a lien on property if failure to respond to attorney lien letter was made by Jerry Grant and seconded by Bob Bartlett. Motion passed.

Motion to place liens on four (4) properties identified by Board and attorney was made by Jerry Grant and seconded by Betsy Alexander. Motion passed.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Mary Beth Doerr, Board committee liaison and several other Board members to meet to discuss tennis contract and court use.

ADJOURNMENT:

Motion to adjourn meeting was made by Martin Garrity and seconded by Betsy Alexander. Motion passed.

With there being no further business before the Board the meeting was adjourned at 8:20 p.m.

Next Board meeting will be held on Thursday, February 13, 2020 at 6:00 p.m. in the Clubhouse.

Respectfully submitted,

Marta Yates

Recording Secretary

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