

Willow Creek 3 HOA
Board Meeting Minutes
May 14, 2020
(Teleconference meeting)

CALL TO ORDER – President, Aidan O’Shea called the meeting to order at 6:12 p.m.

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

HOMEOWNER FORUM –

None.

COMMITTEE AND OFFICER REPORTS –

- **Landscape – JBK:** Reg/JBK reported services being done. Aeration, fertilization, mowing operations, weed spraying (except turf) being done. Jeff Stevens reported the sprinkler system has been charged, checking for problems then will activate in a couple of days. Aidan asked for a quote to clean up and re-mulch the median intersection of East Mineral and South Quebec.
- **ACC:** Jeff Stevens reported no homeowners showed up at the meeting. Receiving fair amount standard requests, nothing unusual. Residents are doing quite a bit of work per Jeff.
- **Social:** All social events are on hold due to COVID-19.
- **Website:** Jeff Stevens reported he is receiving data to update the website. Everything going okay.
- **Welcoming Committee:** No new homeowners received greetings from welcome committee due to COVID-19.
- **Pool:** Landon w/Perfect Pools reported pool is filled. Due to electrical issues they can’t turn on the boiler or pumps. Greg updated Board on what is being done to repair. Board decided an electrician is necessary to do the repairs. Greg to contact TKO Electric to schedule to address electrical issues.
- **Tennis Court Committee:** Tennis courts have been opened. Getting lots of usage. The Exit Only gate is still locked. Windscreens are falling down. No information from USTA or CO Tennis Assoc. as to when league play will start. Asked when clubhouse will open. Greg to ask Reg/JBK to blow off the courts and spray weeds along fence line.
- **Paver Committee:** Installer scheduling paver install start date in approximately 2½ weeks.
- **Swim Team / Pool:** Kristy Marshall/Swim Team reported the swim team season has been officially cancelled.

APPROVAL OF APRIL 2020 MEETING MINUTES:

The April 9, 2020 minutes were submitted to the Board to review and approval for audit.

The minutes were not approved. Reason to be discussed in executive session.

APPROVAL OF THE APRIL 2020 FINANCIAL REPORTS:

The April 2020 Operating Report was submitted to the Board for review and approval for audit.

The April financial report was not approved. Reason to be discussed in executive session.

MANAGING AGENT REPORT:**Action Item List: Greg**

- Pool bathroom renovation. Contractor has started working on renovation. Greg suggested a panic bar be installed on basement exit door, getting pricing. Pricing moving drinking fountain flush to wall. Martin wants a planned date of completion.
- Concrete repairs. Grinding has been done on identified areas. Other areas for grinding were identified and need to be done. Areas for concrete replacement need to be walked again. Have contractor from last year re-bid scope of work. Board asked that a board member accompany Greg on walk about.
- Board requested pricing on juniper removal and replace with something to be decided in future in the area where woman fell and cracked hip. Also, sidewalk concrete needs more grinding.
- Jerry suggested the asphalt paths in both greenbelts need to be refurbished. Greg to get pricing.
- Tennis court replacement. Renner Sports recommends putting slab on top of the existing asphalt as opposed to excavating it. Also received two other proposals that were forwarded to Board for review.
- Lighting ongoing. Bollards in greenbelts are being vandalized. Replacement bollards need to be stronger.
- Martin wants maintenance items to be uploaded to Caliber.
- Covenant violation addresses turned over to legal liens filed.
- Island landscaping in cul-de-sac needs to be maintained. Martin wants perennials to be maintained by new homeowners. Request will be made to homeowner.
- Pool Opening. Following up on electrical issues. Will follow CDC, county and state guidelines for opening being followed.

Delinquency Status Report: The Delinquency report was submitted to the Board for review. Motion for action on delinquency items to be discussed in executive session. Board reports the delinquency report is not accurate.

Collection Status Report: Status report from attorney submitted to Board for review. No actions needed.

BOARD REQUESTS

- A. Aidan requested the little bridge in the greenbelt by his house be repaired. Would like a bid to refurbish/replace bridge. Martin requested the trash/garbage under the bridge, in greenbelt be removed.
- B. Aidan wants Greg to get in touch with "tree guy". Wants list of all homeowner communication regarding tree/bush removal.

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NEW BUSINESS

A. Contract for Jeff Stevens to maintain irrigation system.

Motion to contract Jeff Stevens to maintain the property irrigation system was made by Jerry Grant and seconded by Martin Garrity. Motion passed unanimously.

B. Ratify electronic vote to prep pool and put the cover back on and wait for Tri-County decision on opening pools.

Motion to ratify vote prep pool, put the cover back on pool and wait for Tri-County decision on opening pools was made by Martin Garrity and seconded by Betsy Alexander. Motion passed unanimously.

C. Ratify electronic vote on bathroom renovation contract.

Motion to ratify vote to approve bathroom renovation contract with no additions without board approval was made by Martin Garrity and seconded by Fred Kremer. Motion passed unanimously.

D. Ratify electronic vote on opening tennis courts.

Motion to ratify vote to approve opening the tennis courts was made by Martin Garrity and seconded by Jerry Grant. Motion passed unanimously.

Executive Session called to order 7:12 p.m.

Motion to leave Executive Session was made by Martin Garrity and seconded by Fred Kremer. Motion passed unanimously.

Board meeting recalled at 7:40 p.m.

Motion to pursue Option 2 was made by Martin Garrity and seconded by Jerry Grant. Motion passed unanimously.

Motion to pursue Option 4 was made by Jerry Grant and seconded by Fred Kremer. Motion passed unanimously.

ADJOURNMENT:

Motion to adjourn board meeting was made by Martin Garrity and seconded by Jerry Grant. Motion passed unanimously.

There being no further business before the Board the meeting was adjourned at 8:12 p.m.

Next Board meeting will be held on Thursday, June 11, 2020 at 6:00 p.m. by teleconference.

Respectfully submitted,

Marta Yates

Recording Secretary

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