

**Willow Creek 3 HOA**  
**Board Meeting Minutes**  
**June 11, 2020**  
**(Teleconference meeting)**

**CALL TO ORDER** – President, Aidan O’Shea called the meeting to order at 6:17 p.m.

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

**HOMEOWNER FORUM** –

H/O reported issue at pool regarding policy enforcement. *(Will be discussed under new business)*

H/O reported pool issue regarding not following COVID guidelines and bullying at pool.

**COMMITTEE AND OFFICER REPORTS** –

- **Landscape** – JBK: Reg/JBK was not in attendance. No landscape report.
- **ACC**: Jeff Stevens reported receiving an ACC request for a large, brick backyard grill. Jeff will send request to Aidan and Bryan for further review before allowing. Also an issue with a shed being constructed with dimensions not allowable. Jeff requesting help from Board regarding the shed and appropriate actions.
- **Social**: Nothing has been planned. Suggestions for future events include parking lot event with food trucks and a movie night in the greenbelt or on the hill.
- **Website**: Jeff Stevens reported website can now install information quickly.
- **Welcoming Committee**: Received 10 new homeowners between Feb. and May. 6 have been welcomed. The remaining 4 will be contacted shortly.
- **Pool**: Landon w/Perfect Pools reported breakers replaced, mechanics, pumps, etc. are in working order. Landon requested homeowners not call Perfect Pools directly with concerns regarding behavior, not following guidelines, etc. Homeowners to call management regarding these issues. Lifeguards are doing a great job. Landon was asked to remove stored chemicals from pump room. Let Board know if the extra lifeguard that was hired is still required.
- **Tennis Court Committee**: Received 2 bids for court replacement.
- **Paver Committee**: Paver project put off until after the 1<sup>st</sup> of July. Vendor ready to go.

**APPROVAL OF APRIL 9, 2020 AND MAY 14, 2020 MEETING MINUTES:**

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

**Motion to approve the April 9, 2020 minutes without changes was made by Martin Garrity and seconded by Jerry Grant. Motion passed.**

The May 14, 2020 minutes were submitted to the Board for review and approval for audit.

**Motion to approve the May 14, 2020 minutes without changes was made by Martin Garrity and seconded by Bryan Zach. Motion passed.**

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**APPROVAL OF THE APRIL 2020 FINANCIAL REPORTS:**

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

**Motion to approve the April 2020 financial report was made by Martin Garrity and seconded by Jerry Grant was made. Motion passed.**

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

**Motion to approve the May 2020 financial report was made by Martin Garrity and seconded by Jerry Grant. Motion passed.**

**MANAGING AGENT REPORT:**

Action Item List: Greg

- Pool bathroom renovation. Board requested pricing for locksmith to install a panic bar on the basement egress door be obtained.
- Concrete repairs. Board would like another walk through to identify areas of concrete that need repair or replacement.
- Alley paving. Board to select alleys for repaving this year.
- Tennis court replacement. Two bids received for court replacement. Third bid needed to be able to better compare for court replacement.
- Action to be taken on ACC covenant violations has been suspended until further notice.

Delinquency Status Report: The Delinquency report was submitted to the Board for review. No action to be taken on delinquent homeowners at this time.

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

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

- A. Pool access. The latch on pool gate needs to be replaced to help eliminate non-WC3 residents from using pool. If problems are not eliminated further solutions may be necessary. The Board will patrol the pool daily to see what problems exist.

**ADJOURNMENT:**

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

There being no further business before the Board the meeting was adjourned at 7:53 p.m.

Next Board meeting will be held on Thursday, July 9, 2020 at 6:00 p.m. by teleconference.

Respectfully submitted,

Marta Yates

Recording Secretary

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