

# 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

Secretary: Bob Bartlett

### **Members-at Large:**

Fred Kremer

Betsy Alexander

Bryan Zach

### **WC3 Manager**

HG Management

1101 West Mineral Avenue #107

Littleton, CO 80120

303-804-9800

Fax: 303-984-.253

www.hgmanage.com

### **Pool Management:**

Perfect Pools 303-795-1191

hb@perfect-pools.com

### **Swim Team:**

wc3dolphins.com

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:**

HG Management: 303-804-9800

### **Clubhouse Manager:**

Deanna Mumfrey: 720-933-0785

wc3clubhouse@comcast.net

**September 2020**

## Letter from the Board

We finally received the third bid to upgrade the tennis courts to post-tension concrete, but it arrived too late for the tennis committee to compare the offers. The final bid from Altitude Athletic Surfaces didn't reach the committee until the day of the August HOA meeting so the groundwork was put on hold. We are hopeful to have a better picture of the proposed new courts at the September 10th HOA meeting.

Here's a quick look at what the tennis committee will be reviewing: Sports Court of the Rockies, Renner Sports Surfaces and Altitude submitted base bids that essentially cover the cost of building two courts. Also included were options for additional courts/amenities. Needless to say the tennis committee has its hands full.

oooooooooooooooo

Our community manager, Sabrina Lopez, has received bids from CoCal and Brightview to handle the paver project but more input is needed from the board — ie, clearing the areas of shrubs/plant material, moving downspout drains — to ensure the companies are bidding on the same items. We're sure that the paver committee will come up with a good solution!

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### Quick Updates:

- The Willow Creek III website has about 25 hits a day with most inquiries about swimming at the community pool, tennis court activities and availability, and house painting.
- The clubhouse will continue to be closed for the foreseeable future.
- Our community continues to be a desirable place to live. There were six new single-family/townhome owners in June and one in July!

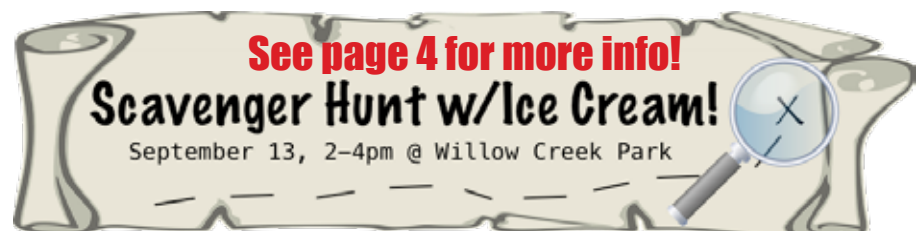
— Bob Bartlett

## September 2020 ACC Corner

### Submitted by Jeffrey Stevens

The ACC has sent numerous notices to homeowners to remove dead trees and to trim trees. If a tree is dead or dying please remove these trees in a timely manner. It certainly is not necessary to wait until a notice from the ACC arrives. Trees that impeded the common walkways or encroach on the neighbor's property need to be trimmed. Trees next to walkways are required to have 8 feet of clearance so that they are easily traversed beneath the boughs.

Remember that if you feel an ACC notice is incorrect or would like more time to correct an issue, talk to the ACC. The ACC meets the first Monday of the month in the clubhouse at 7:00 P.M. or send an e-mail to the management company at [www.hgmanage.com](http://www.hgmanage.com). For obvious reasons the ACC meetings have been virtual for the last few months. The link to join the meetings is available on the day of the meeting at the website [willowcreek3.com](http://willowcreek3.com). It is located on the home page, just scroll down.



# 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.

Website:

**WILLOWCREEK3.COM**

## Clubhouse Closure

Due to the Covid-19 virus the clubhouse is closed.

## Management Corner

**WC3 Manager:** HG Management

1101 West Mineral Avenue #107

Littleton, CO 80120

Phone: 303-804-9800 ♦ Fax: 303-984.-253

[www.hgmanage.com](http://www.hgmanage.com)

**Community Manager:** Sabrina Lopez

[slopez@hgmanage.com](mailto:slopez@hgmanage.com)

Mail correspondence to (except assessment payments) to:

Willow Creek Homeowners Association No. 3

c/o HG Management

1101 West Mineral Ave. Suite 107 Littleton, CO 80120

**Accounting/assessment questions:**

[accounting@hgmanage.com](mailto:accounting@hgmanage.com)

**Main dues and assessments to:**

Willow Creek HOA No. 3

c/o HG Management

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# Willow Creek Women's Events

**Sponsored by Willow Creek Women's Club**

Willow Creek Women's Club invites you to our annual Open House from 6 p.m. - 8 p.m. Sept. 10. We will be practicing social distancing by having the event outside in the open space behind Mineral Clubhouse (next to the tennis courts) - rain or shine. All women in Willow Creek (1, 2, 3 and West) are invited. Please bring a drink or food item to share and, of course, a chair!

Learn more about our activity groups and bring your suggestions for new groups you would like to see.

We are not charging for membership this year because of the uncertainty of COVID-19 and how that may affect our events for the rest of the year.



## Family Scavenger Hunt (with Ice Cream!) to Benefit Kids in Need

**Willow Creek Park, Sept 13, 2-4pm**

Bring the whole family out for a clue-driven quest around the neighborhood! Use the clues from the hunt to identify a secret code word/phrase, then circle back to the park when you're done for a cool ice cream treat as your completion prize. Suitable for all ages--a simplified hunt option will be available just for little ones who aren't reading yet.

Suggested donation: \$15/family. All proceeds go to benefit children at risk of hunger, violence, and neglect due to Covid-19.

**Space is limited. More info and to register:**

<https://forms.gle/Jv8wKcCt7VfcRtgo8>



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## Food trucks will be extended until October!

Thank you, Willow Creek, for your support of the food trucks this year. We're in the top 5 spots for food trucks out of 60 sites. Our food trucks are so grateful for you, especially during these difficult times in the restaurant community.

We've extended food trucks to every other week starting in September and continuing through October. Please mark these dates.

**Sept. 2 | Sept. 16 | Sept. 30 | Oct. 7 | Oct. 21**

The food trucks will continue in the Mineral Parking lot from 5 p.m. to 7:30 p.m. Please order online and practice social distancing.

## Trunk or Treat - 2020

The Willow Creek Women's Club is trying our best to continue the tradition of the Trunk or Treat with the event this year on Halloween, Saturday, October 31 (afternoon). This outside only event depends on volunteers to decorate their car/truck/vehicle trunks and 'hand' out candy. We are working on logistics to create a safe afternoon for our community, but count this as the CALL FOR VOLUNTEERS so we can gauge interest and confirm details. Last year's event, despite the snowy cold weather, was a success; thank you to all that made it such a great day! If you would like to participate and decorate a trunk, please contact [pyroncarolyn@yahoo.com](mailto:pyroncarolyn@yahoo.com).



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## CATCHING A LEAK

One of the more challenging parts of being a homeowner is when something breaks, you're in charge of fixing it. And unfortunately, one of the most common issues can be the hardest to detect — a plumbing leak. Here are 5 tips for catching a leak.

Review your water bill carefully. Higher than usual bill can be a telling sign that you may have a leak in your home. Pay attention to water pressure. Although a shift in water pressure in your shower or kitchen sink can be caused by a clogged pipe, it's crucial to rule out a leak. Check below your sinks. A great habit to get into is routinely checking under bathroom, kitchen, and laundry room sinks to ensure you don't have a slow drip. Not only will this warp your cabinetry and cause mold, but it can cost you a lot of money over time. Inspect flooring, walls, and ceilings. Peeling paint or stains on walls or ceilings is an indicator that there might be some damage behind them. Make sure you regularly check the floors and sealant around appliances like tubs, toilets, refrigerators, and more for cracks or spongy areas as well. Don't neglect basements and crawl spaces. Make sure you set a reminder to periodically check your house for mold, corrosion, and moisture before you are dealing with foundation damage.

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## Centennial News

Submitted by Andrea Suhaka

### Free Technology Help From Arapahoe Libraries

Get help with smartphones, tablets, computers and other devices from your library technology specialist team. We can help you learn to use a device and troubleshoot issues from the comfort of your home. To contact a technology specialist: Call us at: 303-224-3132. Email and online chat: <https://arapahoelibraries.org/technology-help/>

### Computer Reservations Available at Your Library

Need access to a computer or printing services? We have computers and printers available for you to use at all Arapahoe Libraries locations. Reservations are required and can be made on the same day or up to 7 days in advance. You can reserve one 45-min. computer appointment per day. To reserve your 45-min. computer appointment, please give us a call at 303-LIBRARY (303-542-7279) or visit <https://arapahoelibs.libcal.com/>.

### What you need to know before your scheduled appointment:

- If you are feeling sick, please stay home.
- Masks must be worn, and no food or drink will be allowed.

- Staff and patrons will encourage social distancing.
- Once you arrive at the library, please wait outside the front door for a staff member to greet you and show you to your computer.
- Computers are 6' apart and disinfectant wipes will be provided.
- Although computer reservations are for individuals, we do allow a second person to assist you if needed. Due to social distancing guidelines, staff assistance with the computers may be limited.
- Tech Specialists are available by chat or phone for questions at <https://arapahoelibraries.org/technology-help/>.
- After each 45-min. appointment, each computer station will be cleaned and disinfected.

### Centennial Recognized as Safest City in Colorado

AdvisorSmith announced the City of Centennial as the safest in Colorado with a population of over 100,000. Cities in the study were compared and segmented by population size to find the safest small, midsize, and large cities in the state. Cities with population sizes with up to 10,000 residents were compared and labeled towns. Midsize cities with 10,000 to 100,000 residents and large cities with over 100,000 residents were also compared.

Each city was given a crime score that was determined using the FBI's Uniform Crime Reporting Data Set. The crime score weighted violent and property crimes based upon the severity of the crime. The study determined that the safest small, midsize, and large cities in Colorado were Wray, Frederick, and Centennial. In total, the study ranked 83 Colorado towns, 34 midsize cities, and 11 large cities. To view the study, visit <https://advisorsmith.com/data/safest-cities-in-colorado/>.

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## Willow Creek Real Estate News

Presented by Brent Hilvitz of  
Redesigned Realty

### Waiting for the Other Shoe to Fall



July home sales in Willow Creek have been moving at a brisk pace along with the rest of the Denver Metro area. Low interest rates along with the pent up demand left over from stay at home orders, have bolstered the market. However experts are wary a second spike in Covid-19 cases in late fall could send the housing market tumbling.

In the Denver Metro market right now, all the fundamentals are still favorable and the outlook for late summer and early fall is still promising. The underlying principles of the market, low supply of homes for sale coupled with historically low interest rates, are tempered by the uncertainty of the late fall and winter pandemic outlook, and now may be the best time to sell.

The real question is how long will this continue? Only time will tell, but people thinking of selling their home this year need to seriously consider striking while the market is hot. Huge swings in the economy, and consumer confidence may take the wind out of the market eventually, but for now, the housing market is stronger than ever.

If you have questions about what's happening in real estate, even if you aren't thinking about moving, please call me and I'll be happy to answer your questions with the most accurate information available.

**Brent Hilvitz is Broker Owner of Redesigned Realty with ten plus years  
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# Willow Works Classified Advertising

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Tallyn's Reach	1,314	\$25
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Saddle Rock East/South	1,566	\$25
Murphy Creek	1,400	\$20
The Farm	1,500	\$10
<b>ALL OF Aurora</b>	<b>9,250</b>	<b>\$145</b>
Willow Creek 1, 2, and 3	1,629	\$35
Foxridge	1,000	\$25
Hunters Hill	275	\$10
<b>ALL OF Centennial</b>	<b>2,904</b>	<b>\$60</b>
Sapphire Pointe	800	\$15
<b>Founders Village</b>	<b>2,200</b>	<b>\$15</b>
<b>ALL OF Castle Rock</b>	<b>3,000</b>	<b>\$25</b>
Acres Green (Lone Tree)	1,053	\$25
Colliers Hill (Erie)	1,103	\$25
Meridian Ranch (Peyton)	2,764	\$25

# Tennis Talk

Submitted by Mary Beth Doerr



Our Tennis Pro, Ryan Freeman, (USPTA Elite Professional) is available for private, semi-private, or small group lessons and drills. If you or your children want some great exercise, this is a wonderful way to enjoy the outdoors, have fun and burn some calories. Contact Ryan at 720.295.0584 for any requests and he will get you set up, from beginners to seasoned players, all ages and abilities.

The second session of USTA/CTA league play is underway. I hope you can get out to the courts and watch your neighbors play some exciting matches.

If you have any questions regarding tennis in the neighborhood please reach out to me at marybethdoerr@gmail.com.

## Chalk Across Centennial

Saturday, September 12, 2020 | 11:00 AM to 04:00 PM

Chalk Across Centennial will feature chalk artists in different locations around the City on Sept. 12.

## Willow Creek Food Drive

**When:** Saturday October 3 from 9:00a.m. – noon

**Location:** Mineral Clubhouse parking lot

**To Benefit:** SECOR - Southeast Community Outreach.

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17151 Pine Lane, Parker CO 80134

See list of monthly food/hygiene donation needs:  
<https://www.secorcares.com/get-involved-1>

Drop off non-perishable food and hygiene items at the curb at the Mineral Clubhouse. Volunteers will accept your donation and hand you a tax-deductible receipt. Volunteers are needed to load donations into cars and drive to SECOR to drop-off. Items will be accepted through 2p.m. that day.

**For more information, or to volunteer to help on October 3, please contact Christine Justino at 303-916-3475 (cell/text) or [cjustino@yourhomepro.net](mailto:cjustino@yourhomepro.net).**

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**Pet Supplies:** Have a furry friend? We deliver dog and cat food, kitty litter, and treats to clients who need help feeding their pets, so they don't have to share their own meals!

**Weekend Meals:** We offer an option for two frozen meals to eat over the weekend, which are delivered with Friday's meal. The weekend meals are prepared fresh in our kitchen, then delivered frozen.

**Celebrations:** We celebrate clients' birthdays with cake, a card and a small gift. On holidays throughout the year we deliver special meals and themed tray favors. During our Holiday Gift Program each client receives a gift for 12 days in December along with their meal.

**Supplementary Groceries:** Client neighbors who need extra support can participate in our Grocery Program. Volunteers deliver two bags of non-perishable groceries on the 2nd Saturday of each month. We share what we have, usually a nice variety of canned and dry foods as well as paper products.

**Do You Know Someone We Can Help?** Applying for meals is easy. You can fill out the application online at <https://nourishmealsonwheels.org/> and we will call you to complete the process. Or, you can call us at 303.798.7642 between 8:00a.m. and 2:30p.m. weekdays and we can complete the application process over the phone.





# Waste Management's **Recycling/Trash Schedule**

Willow Creek 3 trash is picked up on Monday each week. Recycling pickup takes place every second Monday.

SEPT	OCT	NOV	DEC	JAN	FEB
Monday, Sept. 14	Monday, October 12	Monday, November 9	Monday, December 7	Monday, January 4	Monday, February 1
Monday, Sept. 28	Monday, October 26	Monday, November 23	Monday, December 21	Monday, January 18	Monday, February 15

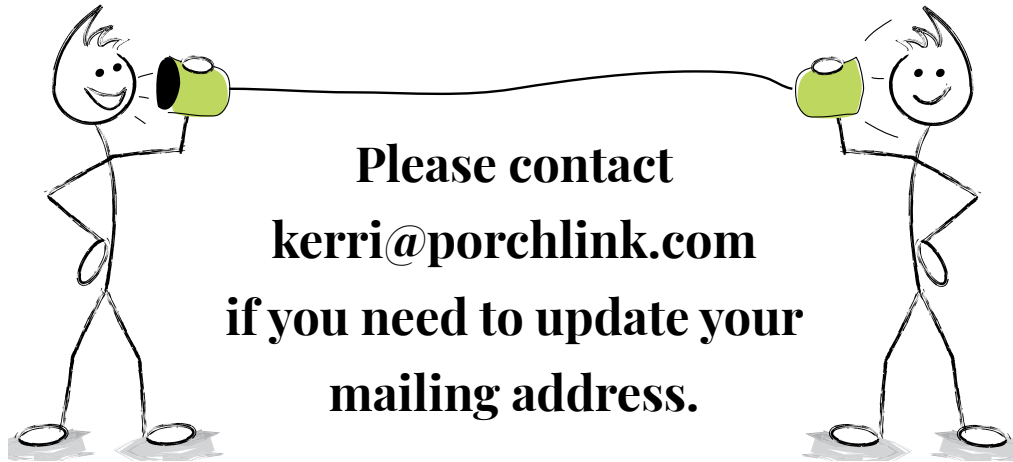
Reminder: Trash containers are not permitted to be placed on the curb prior to 5 p.m. the night before pickup. Empty containers must be retrieved by 8 p.m. the day of pickup.

**Waste Management: 303 797-1600**

**Recycling items NOT ACCEPTED by Waste Management:**  
plastic bags, wrap or film | food, liquids | yard waste, wood | shredded paper | electronics | clothes, bedding, carpet | medical/hazardous waste | foam cups, take-out containers or packing material

**Recycling items ACCEPTED by Waste Management:**  
aluminum cans | tin and steel cans | plastic bottles and containers #1 - #7 | glass bottles and jars | paper | newspapers and magazines | cardboard and boxboard

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## Community Contacts

**Board Email Address:** wc3directors@gmail.com

*Please identify yourself in your email. The board's goal is to check emails daily and respond within 3 days. The board asks for your patience in case there is an unforeseen delay.*

**Perfect Pools** (WC3 pool management)

303-795-1191 | Email: hb@perfect-pools.com

**JBK Landscape:** 303-751-0192

*WC3 landscape and greenbelt maintenance.*

**Waste Management** (trash and recycling) 303-797-1600

**Dolphins Swim Team** (Willow Creek 3 youth swim team)

Email: swim@wc3dolphins.com

**Willow Creek Women's Club:**

Carolyn Pyron, President | Email: pyroncarolyn@yahoo.com

Natisha Doherty, Membership | Email: natisha.doherty@yahoo.com

**Willow Creek Tennis Club:**

Mary Beth Doerr, President | Email: marybethdoerr@gmail.com

*Organizes tennis activities for all 3 Willow Creek communities.*

**Arapahoe County Sheriff's Office** Non-emergency: 303-795-4711.

*The ACSO provides police services under contract with the Centennial.*

**City of Centennial Information Line:** 303-325-8000

*Available 24/7 to answer questions and direct you where to go for help.*

**District 3 (includes Willow Creek) City Council Representatives:**

Ken Lucas | 303-754-3367 | klucas@centennialco.gov

Mike Sutherland | 303-754-3407 | msutherland@centennialco.gov

**City of Centennial Animal Control:** 303-325-8070

**South Suburban Parks and Recreation:** 303-798-5131

**South Metro Safety Foundation:** 303-805-0228 | 720-989-2260

*Classes offered by this organization include: CPR, Driver Awareness, Teen Crash Avoidance, Super Sitting Babysitting. They also do child car seat inspections.*



## Winter Green Belt

### The Story Begins

Willow Creek 1, Willow Creek 2 and Willow Creek 3, were built between 1975 and 1983 by The Writer Corp., founded in 1965 by George Writer Jr. Writer is a native of Denver. Willow West, a separate, non-HOA part of the community, was developed by MJ Brock & Sons.

### Winter Green Belt

Willow Creek 3 has 318 single family homes and 197 townhomes, for a total of 515 residences. Willow Creek 1, Willow Creek 2, Willow Creek 3 and Willow West combine for a total of almost 1900 residences.

The Writer Corp. built over 12,000 homes in 35 communities, including Willow Creek, The Knolls, Castle Pines North, The Pond, South Park, North Park, Wildgrass, Meadow Glen, Devils Thumb in Boulder, Harvest in Fort Collins, Cottonwood Creek in Colorado Springs and Writer Square in downtown Denver.

George Writer believed in building communities that included parks, open space and diverse housing types. He was honored as Colorado Builder of the Year in 2000 and Metro Denver Builder of the year in 1980. Writer is a resident of Santa Barbara, California.

Standard Pacific Corp. acquired the Writer Corp. in 2000. Standard Pacific and Ryland Homes merged in 2015 to become CalAtlantic. In February 2018, CalAtlantic merged with Lennar Corporation, making Lennar the largest homebuilder in the U.S. based on revenue.

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Please see the Willow Creek 3 Teen  
Services in the printed newsletter.



# Raspberry Bars

## INGREDIENTS

- 2 c. Flour
- 1 c. Sugar
- 1 c. Butter
- 1 egg
- 1 c. seedless raspberry jam (or your favorite flavor jam or lemon curd)



INSTRUCTIONS: Preheat oven to 350°. Grease 9x13 pan. In a large bowl add flour, sugar, eggs and butter, mix together. Press 2/3 of mixture into pan. Spread jam over the top. Sprinkle remaining dough on top. Bake 40-50 minutes.



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# OCTOBER ADVERTISING DEADLINE

*September 20th*



**EMAIL [KERRI@PORCHLINK.COM](mailto:KERRI@PORCHLINK.COM) FOR MORE INFO**

## Lone Tree School Dayz

Lone Tree Recreation Center is offering school day camps this fall to accommodate a modified school experience. This School Dayz program is meant to cover the first semester of Douglas County Schools, starting August 24 - December 18. We will have a limited number of spaces available for students to complete their distance/e-learning at the Lone Tree Recreation Center. Staff will support your child's assigned learning, but they will not be responsible for teaching curriculum to students. In addition to providing a quiet, safe place for students to complete their assigned class curriculum, they will be provided an opportunity for physical activity, arts and crafts as well as social engagement! Email [janw@ssprd.org](mailto:janw@ssprd.org) for more information.

## Registration Open for Fall Athletic Leagues

Register as a team or individual to play in South Suburban's fall 2020 leagues! Whether you enjoy basketball or lacrosse, there is something for everyone. Find your fun at <https://southsuburbansports.com/home>.

## High Line Canal 5K/10K Run

Join us for the 39th Annual High Line Canal Run! Choose to run in the 5K, 10K or both! Each registration includes post-race pancake breakfast and beer (for 21+ year olds)! All abilities are welcome. Race course is along the beautiful High Line Canal on crusher fine gravel by deKoevend

Park in Centennial. Proceeds benefit South Suburban's Community Recreation Scholarship Program, which offers financial assistance for recreation programs to those who are unable to afford it. Sunday, Sept. 13 at 7:45 a.m. Goodson Recreation Center. Runners and walkers of all ages and abilities.

## Continue Your Fitness Journey at Home

Not ready to return to the recreation centers yet? South Suburban is launching a new group of virtual fitness classes. Register for one week for \$10 or save 20% by signing up for a 4-5 week session and get access to a schedule with a variety of classes offered through Zoom each week. Offerings include yoga, Zumba and much more!

## Friday Night Films at the Carson Nature Center

Skip the theater and enjoy fireside nature films at the atmosphere of the Carson Nature Center! Nature-based films are carefully chosen and include a variety of entertaining topics. All are beautifully filmed, many are award-winning. Donation suggested for refreshments. September 11 at 7 p.m. Fox Tales. Ages 4+ (Children under 16 must be accompanied by an adult)

**For a list of current openings and regulations for all South Suburban facilities, visit [ssprd.org/Safe-Return](http://ssprd.org/Safe-Return).**

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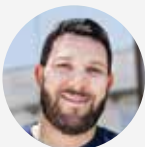
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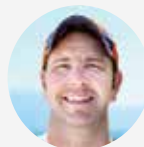
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– BRENT D Centennial, CO



## I. CALL TO ORDER/ROLL CALL

The Willow Creek Homeowners Association No. 3 Board of Directors Meeting was called to order at 6:05 p.m. Board members attending were Aiden O'Shea, Jerry Grant, Bob Bartlett, Fred Kramer, Martin Garrity, Betsy Alexander, and Bryan Zach. Also attending was Sabrina Lopez, CMCA, AMS, and Rich Crockett, CMCA representing HG Management. The meeting was held via teleconference due to Covid-19 requirements.

## II. HOMEOWNER FORUM

The present owners discussed the change in management company and the kind statement about the pool lifeguards.

## III. COMMITTEE & OFFICER REPORTS

A. Landscape: JBK – Reg Craigo was asked who QC's the landscape as there is a greenbelt not being mowed properly? Trash and sticks are in the drains and requests from owners were being done without board input or approval. Reg stated QC'ing is a joint effort with two lead men on the site. HG will work with JBK on the areas to maintain. Jeff Stevens asked if allowing the grass to grow longer before mowing would cut back on water costs. Reg was unsure of this, no directive given at this time. Reg was not sure if the Juniper removal at the townhomes was completed but stumps remain, HG to work with JBK on stump grinding and planting of grasses.

B. ACC: Jeff Stevens reported the transition of the ACC's and violations were going well so far. The ACC meeting was held with review of a shed in question.

C. Social: Fiona O'Shea - There was nothing report.

D. Website: Jeff Stevens requested the WC3 website be listed in our welcome letters.

E. Welcoming Committee: Diane Kremer – There was nothing to report.

F. Pool: Perfect Pools – Landon Bradbury reported that the pool was running smoothly and slowing down. Request to have lifeguard remove all trash from cans in pool area only on Sundays including cans near chemical closet.

G. Tennis Committee: Mary Beth reported the league started with the 2nd session running from August-October. Sign up.

H. Paver Committee: Aiden O'Shea reported he resigned from the committee. This project will be picked up by HG who will be engaging contractors to bid on the pavers. 8088 is the next building to have pavers installed.

## IV. MINUTES

A motion was duly made, seconded, and unanimously carried to accept the June 11, 2020 Board Meeting Minutes as presented.

## V. FINANCIAL REPORT

A motion was duly made, seconded, and unanimously carried to table the acceptance of the unaudited financial statements for the month ending June 30, 2020 as provided from SCRES for further review by the board.

The status report from Moeller Graf was provided for review by the board.

As requested, amenity access for any delinquent accounts 60 days or more will be turned off.

Jerry Grant requested that the financials be sent as a searchable document. HG will see if we can grant this request, the PDF should already be searchable.

## VI. UNFINISHED BUSINESS

A. **Tennis Court Improvements:** The board will provide the tennis court scope to obtain proposal for renovating the courts. WC1 and WC2 may be using a company that will offer discounts if we use them as well.

B. **Insurance Claim for Blown Down Trees:** HG is working with the insurance adjuster to progress the claim process.

C. **Declaration Amendment:** The attorney's response will be reviewed by the board in executive session.

D. **Affirmation of Board Meeting Notes and Vote March 4:** A motion was duly made, seconded, and unanimously carried to accept the board meeting notes and vote from the March 4, 2020 meeting.

E. **Affirmation of Board Meeting Notes and Vote May 21:** A motion was duly made, seconded, and unanimously carried to accept the board meeting notes and vote from the May 21, 2020 meeting.

F. **Executive Session:** Moved to end of meeting.

## VII. NEW BUSINESS

A. **Discuss Current Budget Shortfalls:** Tabled for further review by Martin and Jerry. Jerry thanked Martin for completing a 6-month review of the budget/financials for the community.

B. **Website Upgrade:** HG indicated ability to provide a fee based custom website in addition to the free owner portal. The board would like to remain as is with a review of this again in 6 months.

C. **RBC Investments:** The board discussed the options provided by RBC and the Treasurer's recommendations were presented. A motion was duly made, seconded, and unanimously carried to accept the treasurer's recommendations for investments and to liquidate the townhome funds with RBC.

D. **Clubhouse Open/Close:** The clubhouse will remain closed. Further review of needs and regulations are necessary.

E. **Election Committee:** There are three seats up for election this year. Send out letter in August for interested candidates. Bryan and Fred agreed to be the election committee.

F. **Moeller Graf Subscription Offer:** The board reviewed the subscription from Moeller Graf which offered a monthly flat fee for legal representation rather than the current case by case pricing, with some related savings if corresponded with often. A motion was duly made, seconded, and unanimously carried to not accept the subscription with Moeller Graf as contact isn't often enough to justify the monthly fee.

G. Review of all Open and Pending Items – Bids for pavers and clean and mulch island at Mineral needed.

VIII. **EXECUTIVE SESSION** – The board entered into an executive session at 8:30 p.m. to discuss a legal opinion on the amendment process. Upon a motion duly made, seconded, and unanimously carried, the executive session was adjourned at 9:05 p.m.

A motion was duly made, seconded, and unanimously carried to allow further discussion on the amendment process and why the requirements to petition the court where met with the attorney to allow for a judge to pass the proposed amendment, that was not passed by the owners.

## IX. CORRESPONDENCE/REPORTS

Homeowner correspondence and reports area included for review by the board as available.

X. **ADJOURNMENT** – With no further business to discuss, a motion was duly made, seconded, and unanimously carried to adjourn the meeting at 9:07 p.m.

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