**Willow Creek 3 HOA Annual Meeting Minutes**

**October 10, 2019**

**Call to Order** – President, Aidan O’Shea called the meeting to order at 6:30 p.m.

**Establish Quorum –** Quorum needed to conduct the meeting is 10% or 52 owners and or proxies. There were a total of 126 owners and or proxies counted to establish quorum.

**Proof of Notice of Meeting** – The Certificate of Mailing executed August 13, 2019 was presented as Proof of Notice for the candidate application mailing and the Certificate of Mailing executed September 25, 2019 was presented as Proof of Notice for the Annual Meeting Notice.

**Purpose of Meeting** – The purpose of the meeting is to elect two (2) members to the Board of Directors.

**Approval of October 11, 2018 Annual Meeting Minutes** – The 2018 Annual Meeting minutes were submitted to the Homeowners for review and approval.

**Motion to approve the October 11, 2018 Annual Meeting minutes as written and submitted was made and seconded. Motion passed.**

**Financial Review** – Ellie with E&F Sassalino, CPA was in attendance to present a synopsis of the audit process and to make recommendations for future. Her recommendation is to have the investment statement reconciled to the general ledger and financial statements. She stated the Association was in great shape with no audit discrepancies.

The Board asked for volunteers to be on the 2020 Budget Committee, meeting to be held November 10th or 11th.

**Nominations** – There were three (3) nominations for the two (2) board positions available. Fred Kremer, Bryan Zach and Steve Lubell were nominated as candidates for the Board.

Nominations were taken from the floor.

**A motion to close the nominations was made and seconded. Motion passed unanimously.**

The nominees addressed the membership and were given a few minutes to introduce themselves and take questions from the membership.

**Open Forum** – Community message regarding Jones District update. There will be a public meetings Oct. 18th, Oct. 23rd and Nov. 18th at 7:00 p.m. in the Centennial City Council chambers.

**New Business** – Truck Amendment. There were 347 ballots turned in for the Truck amendment vote. 260 yes votes and 87 no votes. The amendment did not pass.

**Results of the Election** – It was announced that Fred Kremer and Bryan Zach were elected to the Board of Directors.

**Adjournment** – There being no further business before the Board and Homeowners, the meeting was adjourned at 6:55 p.m. The next Board meeting will be held Thursday, November 14th at 6:00 p.m. in the WC3 Clubhouse.

**Willow Creek 3 HOA Organizational Meeting October 10, 2019 Minutes**

The Organizational meeting was called to order at 7:05 p.m.

**Motion to ratify vote to appoint Aidan O’Shea to fill Laura Ream’s remaining term on the Board was made by Martin Garrity and seconded by Betsy Alexander. Motion passed unanimously.**

**Motion to ratify vote to transfer allotment of funds to RBC as voted electronically by Board was made by Martin Garrity and seconded by Jerry Grant. Motion passed unanimously.**

The following Board members were selected to serve as officers in 2019-2020:

**Motion to elect Aiden O’Shea President was made by Martin Garrity and seconded by Jerry Grant. Motion passed unanimously.**President: Aiden O’Shea  
**Motion to elect Jerry Grant Vice-President was made by Aidan O’Shea and seconded by Betsy Alexander. Motion passed unanimously.**

Vice President: Jerry Grant

**Motion to elect Martin Garrity Treasurer was made by Jerry Grant and seconded by Betsy Alexander. Motion passed unanimously.**Treasurer: Martin Garrity  
**Motion to elect Bob Bartlett Secretary was made by Betsy Alexander and seconded by Jerry Grant. Motion passed unanimously.**

Secretary: Bob Bartlett

Members-at Large: Fred Kremer Betsy Alexander

Bryan Zach  
The meeting was adjourned at 7:08 p.m.