

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: Fred Kremer

Treasurer: Jerry Grant

Secretary: Bob Bartlett

Members-at Large:

Luke Adaline

Betsy Alexander

Mary Beth Doerr

WC3 Manager

HG Management

1101 West Mineral Avenue #107

Littleton, CO 80120

303-804-9800

Fax: 303-984-253

www.hgmanagement.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:

support@hgmanagement.com

October 2021

Letter from the Board

Renner Sports Services has been awarded the contract to replace our aging tennis courts.

The Littleton-based company is expected to start construction in October with a completion date set for mid-November — weather permitting. The \$358,864 contract is higher than the proposed \$350,000 amount announced in September, but that's not a surprise given the hike in construction costs/materials tied to the covid pandemic. The good news is that we have enough money in our reserve fund to cover the cost!

Your board picked Renner over Altitude Athletic Surfaces and Sport Courts of the Rockies based on the company's experience. The contract for the post-tension concrete work includes building five courts — two dedicated tennis courts, two shared courts for pickle ball and tennis, and a fifth court designed for multiple uses (ie basketball, soccer, shuffle board, hop-scotch, four square).

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For those who don't know, the annual HOA meeting will be held on Thursday, Oct. 14, beginning at 6 p.m. at the clubhouse. It will be a relatively short meeting with no business discussion. Instead, homeowners will have an opportunity to hear our auditor review the financial status of our community, then elect two board members to fill the seats vacated by Betsy Alexander and Luke Adaline, whose terms have expired. The new board will then select officers for a one-year term.

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Looking ahead, most likely the new board will continue the mission put into place by the outgoing administration. Namely, maintaining and — in some cases — upgrading our neighborhood. For example the clubhouse is scheduled to get a fresh coat of paint along with new exterior lighting and updated brick pillars that connect to the iron fencing surrounding the pool.

Next up are the asphalt walks along the greenbelts and townhome alleyways. More to come.

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As mentioned in last month's letter, the board is looking at bids from Waste Management and Waste Connections. The decision will be sent to the community via an email blast and posted on the Willow Creek 3 website sometime in October.

— Bob Bartlett



Willow Creek Women's Club Upcoming Events:

Trunk-or-Treat | Saturday, October 30 | 3 pm - 5 pm

Santa Day | Sunday, December 12 | 1 pm - 3 pm

More info on page 4!

Willow Creek 3 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

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

Community Manager: Sybil Kailihiwa

skailihiwa@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



Website:

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Willow Creek

Women's Events

Sponsored by Willow Creek Women's Club | Submitted by Anne Bonelli McMahon

Welcome to our 2021-2022 Willow Creek Women's Club board members. Congratulations to our new board members and thank you for volunteering.

President and Co-President	Anne Bonelli McMahon & Christy Coffman
Treasurer	Mary Beth Curry
Secretary	Jean Duggins
Membership	Natisha Doherty
Activities Group Liaison	Brenda McKenna
Program Chairs	Nicole Mullen & Heather Allen
PR/Communications Chair	Fiona McGuire-O'Shea
Member-at-Large	Li Lutes



Trunk-or-Treat, Saturday, Oct. 30

All Willow Creek children are invited to our 3rd annual Trunk or Treat. The event will take place Saturday, Oct. 30 from 3 p.m. to 5 p.m. in the Mineral Parking Lot, 8500 E. Mineral Drive. Kids are invited to show off their costumes as they trick or treat from vehicle to vehicle.

We're still looking for more individuals, families and businesses to decorate their trunk! If you are interested, please contact Carolyn Pyron at pyroncarolyn@yahoo.com

Home Tour - Thank you!

The annual Willow Creek Women's Club home tour was a great success thanks to our volunteers, homeowners and organizers. We are grateful for our organizers and co-sponsors, Juhi Johnson with RE/MAX Professionals and Natisha Doherty with HomeSmart Realty, who put in countless hours organizing this event.

Our homeowners made the day possible by opening their lovely homes to the community: Dan and Jen Briscoe; Alicia Burke, Laura Cole; Tod and Marnie McKercher; and Scott and Sarah Rust.

Our wonderful volunteers: Susan Graalman, Adeline Fleming, Cherrie Warnimont, Brenda Wright, Jean Duggins, Pat Wimberly, Jane Gregory, Christy Coffman, Bev Wilson, Renee Hall, Mary Beth Curry, Jan Top and Carolyn Pyron.

Our neighborhood sponsors: The Plant Gallery, TING, T&G Flooring, HRTI, Home Care Assistance, Christy Coffman with Edward Jones, Solectric and Diane Kremer with Mary Kay. Thank you Jean Wagner for coordinating advertising this year.

Santa Day

Covid permitting, we are planning a Santa Day event, Sunday, Dec. 12 from 1 - 3 p.m. Volunteers and sponsors are needed. Please contact Anne Bonelli at annebonelli98@gmail.com

A Note From Your Neighbor...

Submitted by Marsha Harrison

The Wreaths Across America program was originated in 1992 thru an original gift of wreaths from the Worcester Family to Arlington National Cemetery. The program grew from there and in 2007, 33,000 wreaths were placed at 286 locations; Wreaths Across America became a 501C-3 nonprofit organization. The program grows each year with the help of supporting groups all over the country. In 2020, the year of COVID-19, 1,700,000 wreaths were placed at over 300 locations, Fort Logan National Cemetery placed over 10,000 wreaths despite the circumstances. Sponsorship groups such as the one I support play a part in the success of the growth each year.

I have been a resident of Willow Creek 3 for 30 years and have felt the patriotic pride of my neighborhood just by seeing all the homes that display the American flag. This will be the 3rd year of participation for my VFW Auxiliary, we appreciate any support you can give. If you are interested in volunteering on wreath laying day, December 18, 2021, that option is also available on our website, the wreath laying is truly a rewarding experience.

National Wreath Laying Day
December 18, 2021

UNWAVERING SUPPORT

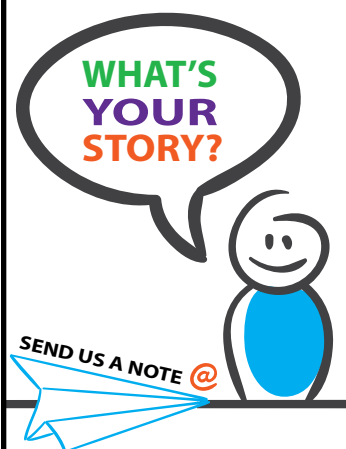
Sponsor a Wreath Online
In Support of Willow Creek 3 Resident

www.wreathsacrossamerica.org/pages/150828

By November 29, 2021 | Wreath Sponsorship \$15.00

JOHN S. STEWART VFW AUXILIARY POST #1 | ALL WREATHS SPONSORED WILL GO TO FORT LOGAN NATIONAL CEMETERY

A Note From Your Neighbor...



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I would love to discuss your real estate needs.
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*Proud to sponsor/organize these events for my community:
Co-sponsor and co-organizer of 2021 WCWC Home Tour*

WCWC Easter Egg hunt WCWC Garden Tour WC2 Doggie Swim

It's important to hire a local expert!

I have lived in Willow Creek with my family for almost 30 years. I have seen the property values go up and down and then up again! I am happy to sit down with you and answer your questions. No obligation! No pressure! I love my community and would be honored to help you with your real estate questions.

"We interviewed several agents before deciding to go with Juhi Johnson, and we couldn't be happier with our decision! Juhi was with us from start to finish, and was always able to answer questions and give helpful advice. She worked with our tight schedule and put an incredible amount of time, energy, and thought into the sale of our home. Mostly, we valued her deep insight into the market as we were able to sell our home for a great price. We would highly recommend Juhi to anyone looking to buy or sell a house in this tricky market!"

*Bartow and Sarah Harris
Willow Creek*



October 2021 ACC Corner

Submitted by Jeffrey Stevens

Time has expired on many of the Architectural Control Committee's requests to paint or remove dead trees or water grass or to correct other deficiencies. When a reasonable time frame has elapsed, the ACC is empowered by the Board of Directors to level fines. This is not a pleasant process for either the homeowner or the ACC. If you believe that you have a valid excuse for missing an ACC deadline, e-mail the ACC via Sybil Kailihiwa (the WC III manager) skailihiwa@hgmanage.com with a clarification. For example, some owners missed the painting deadline due to their painter being booked out 60 days. The best practice is to let the ACC know that you are going to miss a deadline and request an extension, which is usually granted. This will avoid the leveling of fines.

Doing remodeling and need a dumpster? Send a request to the ACC so that a suitable place and time frame can be arranged. Also, the ACC is reluctant to authorize a Porta-potty but not totally adverse. With good cause.



By Mary Beth Doerr

All the USTA/CTA league play is over for the year. It was a very successful season with 49 teams playing out of Willow Creek in the various leagues. I'd like to congratulate all the players that participated and especially the captains of the teams!

I would like to acknowledge Bonnie Baker and her 2.5 women's teams. They had a great season. Her Twilight team finished in first place with a record of 6-0, her CTA 18+ team had a record of 6-1, her Daytime Doubles team finished 5-1, and Bonnie's Summer Daytime team ended with a winning 7-0 record. Way to go ladies!

I also want to give a shout out to Caitlin Buckingham's 2.5 ladies teams. She had a team of 12 ladies and only 4 of them had ever competitively played tennis before. But they got out there, did drills with Ryan Freeman (WC's tennis pro), and had a lot of fun. They ended the year with a successful 3 leagues playing out of Willow Creek. Caitlin is so proud of the ladies

that joined and put themselves out there and now they can't wait for spring tennis!

Additionally, I would like to applaud Stacy Masur's 3.0 Women's 18+ team. They won their flight and made it to play-offs.

It's time to think about indoor courts for playing on, keeping your skills up and most importantly having fun. There are many options around this area, I hope you can find the one that is right for you. For more information, please visit their websites.

At South Suburban Parks and Recreation Littleton Tennis Bubble you will find adult lessons and drills, kid's programs and you can set up a permanent court time. Court fees apply. All Willow Creek residents are South Suburban members. All ages and abilities welcomed.

LifeTime is a full fitness center. You must have a membership and pay extra to include tennis. You have access to drills, lessons, kid's programming and you can reserve a permanent court time. Court fees apply. For all ages and abilities.

Colorado Athletic Club Inverness (or Monaco) is another full fitness center, membership is required but tennis is included. You will be able to find lessons, drills, and kid's programs, as well as reserve permanent court time at these facilities. Court fees apply. Welcoming all ages and abilities.

Club Greenwood offers a "tennis only" membership and no extra court fees. There are seven indoor clay courts at this facility with all the same options as listed above except no permanent court time. All ages and abilities.

Randy Ross Tennis Center Dove Valley is a brand-new premier tennis facility with six beautiful indoor courts. There is a one-time initiation fee and several types of memberships available (some as low as \$25 per month). This facility offers lessons, leagues, drills and instructional training for all ages and abilities as well as permanent court times. Court fees apply. You really should check it out.

You can also enjoy our crazy Colorado weather and often be able to play outdoors throughout the winter. As a reminder if you are a WC HOA 1 resident you may play on the Jamison or Quebec courts, HOA 2 residents may play on the Mineral courts, or the Willow Way courts, and HOA 3 residents have the five courts at Phillips, which by the way will begin post tension reconstruction at the beginning of this month.

The Willow Creek Tennis Club is always looking for more member volunteers. Please contact me at the email address below if you are interested.

This will wrap it up for me for the year. I will be back in early 2022 with more tennis news.

If you have any questions regarding tennis in the neighborhood, please contact me at marybethdoerr@gmail.com.



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Foxridge	\$25	1,000
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Sapphire Pointe	\$15	800
Founders Village	\$15	2,200
ALL OF Castle Rock	\$25	3,000
Acres Green LONE TREE	\$25	1,053
Colliers Hill ERIE	\$25	1,332

A Note From Your Neighbor...

Don't Fence Me In!

Submitted by Barb Ziegler

When my husband passed away unexpectedly at age 64, I knew I didn't want to keep living in our big house. The maintenance alone was too much for me. So I began visiting the luxury 55+ and senior communities that were sprouting up everywhere. My, they are impressive! In the common areas, furnishings are reminiscent of genteel parlors from the 1940s and the apartments are well-appointed. You can keep very busy with all the activities on the calendar: from Bingo to theater trips to pickleball (what the heck is pickleball?). And then there was the friendly staff, ready to meet your every need. What more could anyone ask? But still – none of these lovely places felt like home.

After a lot of soul searching, I realized what was missing: purpose! I know I will be needing extra help as I age, but I also want to be helping others. I want to be useful, to be productive, to be heard. More and more, I came to see the typical senior communities as places where amenities took the place of families and paid staff took the place of true friends. The prevailing model for housing for seniors is well-intentioned, and no doubt many people are happy to sit back and be taken care of. If that's you – then wonderful! You have earned it!

But that just isn't me. I don't want to be busy, I want to be useful. I don't want to be cared for, I want to be valued. I don't want to be sheltered from the world, I want to be engaged in the world around me. If this sounds like you - may I recommend that you take a look at Trailhead Community – soon to be constructed in Littleton, Colorado. At Trailhead, less than half the residents will be seniors. The rest will be adults with developmental disabilities. And while this residence will be staffed and there will be a great emphasis on safety and security as well as lots of social events and outings, the real cornerstone of Trailhead is the commitment of each resident to help each other be the best versions of themselves. So I might be able to help a young person with their budget or help them start a micro business, and in exchange, a younger resident might be willing to carry in my groceries for me. In short, this is designed to be a community of good neighbors. I can't wait to move in!



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Winter Watering

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Willow Creek 3
WEBSITE

WILLOWCREEK3.COM

- News, information and updates from the Willow Creek 3 Board of Directors
- Important contacts and links
- Community events & meetings
- Detailed Architectural Control information
- Pool & tennis court info
- Dolphins Swim Team
- Tennis Club • Women's Club • Photos & More

Waste Management's

Recycling/Trash Schedule

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

NOTE: The ONLY holidays in 2021 where Willow Creek 3 trash or recycling pickup will be delayed by one day are:
Memorial Day (May 31) and Labor Day (Sept. 6).

Waste Management Update: Recycling will no longer be picked-up unless it is in a Waste Management Tote

OCTOBER

Monday, October 11
 Monday, October 22

NOVEMBER

Monday, November 8
 Monday, November 22

DECEMBER

Monday, December 6
 Monday, December 20

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

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Community Manager: Sybil Kailihiwa

skailihiwa@hgmanage.com | 303-804-9800

Accounting/assessment questions: accounting@hgmanage.com

Clubhouse Manager

Email: support@hgmanage.com

Clubhouse fee \$90/day, \$100 deposit with a rental agreement.

Tennis court keys and pool keycards:

Community manager: support@hgmanage.com

Perfect Pools (WC3 pool management):

Email the WC III community manager with questions at
support@hgmanage.com.

JBK Landscape: Email the WC III community manager with questions at support@hgmanage.com

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

Dolphins Swim Team (Willow Creek 3 youth swim team)

Email: swim@wc3dolphins.com

Willow Creek Tennis Club:

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

Organizes tennis activities for all 3 Willow Creek communities.

Willow Creek Women's Club: willowcreekwomensclub@gmail.com

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

www.centennialco.gov

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

District 3 (includes Willow Creek) City Council Representatives:

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

Richard Holt | 303-754-3367 | rholt@centennialco.gov

City of Centennial Animal Control: 303-325-8070

South Suburban Parks and Recreation: 303-798-5191

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.

Willow Creek Real Estate News

Presented by Brent Hilvitz of
Redesigned Realty

Waiting to Sell Could Cost Thousands in New Taxes



Did you know that your home is considered a capital asset, subject to capital gains tax up to 25%? If your home appreciated in value, you could be required to pay taxes on the increased value. Married homeowners have an exemption on the first \$500,000 in profit, but single homeowners only have an exemption of the first \$250,000.

Home prices in Willow Creek have been skyrocketing, and if you've owned your home for more than a few years, chances are that it has increased in value at least 250,000 if not more. Contact your tax professional for info on your specific situation.

I'm not suggesting selling just to avoid taxes, but if you are thinking of moving into a smaller, or larger home, even within Willow Creek, your tax burden is something to consider when making the move. If you are thinking of moving in the next year, it might save you some money to move sooner than later.

If you are just curious about what your home is worth, I'll be happy to give you a free home value report.

**Brent Hilvitz is Broker Owner of Redesigned Realty with
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Willow Creek 3 Teen Services

Updated October 2021 To add or update your listing, please have your parents contact Kerri at kerri@porchlink.com. Please include name, age, phone number, and services provided, and birthday for tracking purposes. Please specify "Willow Creek 3".

The Teen Services listing is offered and maintained by the Homeowners Association, and is not a service of Porchlink Media, LLC. Any misuse of the listing should be reported immediately to the Homeowners Association.

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



SOUTH SUBURBAN

For the most up-to-date information, visit www.ssprd.org | 303.798.5131

Notice: Final Public Hearing for South Suburban's 2022 Budget

District residents are invited to learn more about South Suburban's major goals for next year and provide input on projects and budget priorities at the final public hearing for the 2022 budget. The first two hearings were held on Aug. 11 and Sept. 8. The third and final public hearing will be held in the Board Room at the Sports Complex on Wednesday, October 13 at 7 p.m.

Enchanted Forest Returns to South Platte Park: Fall is here, and our forests have been enchanted once again! Join us for the annual Enchanted Forest event on October 16 to experience South Platte Park like never before. Enjoy nature and wildlife along with the charm of fairies, Celtic music, performers, and live birds of prey.

South Suburban Fall Festival: Celebrate with us at our annual Fall Festival, featuring family-friendly games, prizes, giveaways and more! The event is free, but registration is required.

When: Friday, Oct. 29 from 5 - 8 p.m.

Where: Goodson Recreation Center

Cost: Free

Other Upcoming Events & Programs:

- **Movie Night on Friday, Oct. 15 at Goodson Recreation Center:** Hey Parents! Take the night off and bring your kiddos (ages 3-12) to a movie night, complete with pizza and popcorn.
- **Hoofin' It through the Hollows 5K Run & 1-Mile Trick-or-Treat Trail on Saturday, Oct. 23 at deKoevend Park:** Runners beware, this race is scary fun! Join us for a Halloween celebration at the Hoofin' It through the Hollows 5K, or enjoy the one-mile Trick-or-Treat Trail for children ages 12 and under. Costumes are highly encouraged, so dress to impress and participate in the pre-race costume contest! Stick around for the post-race beer garden and s'mores. Registration is required.
- **Drop-In Spooky Skate Events on Saturday, Oct. 30 at the Family Sports Center & South Suburban Sports Complex:** Dress up and drop by the Family Sports Center from 1 - 3 p.m. or the Sports Complex from 12 - 2 p.m. on Saturday, Oct. 30 for ice skating to kid-friendly tunes, a costume contest for fun prizes, and sweet treats. Registration not required.

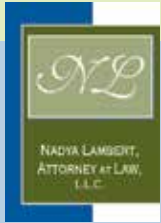
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– KEN G Centennial, CO

Willow Creek 3 Clubhouse

The Clubhouse is open!

The Willow Creek 3 clubhouse is available for rent to Willow Creek 3 residents. See below for details about renting.

Clubhouse amenities include:

- Large main room
- Full kitchen (large refrigerator, stove top, oven, sink, microwave, garbage disposal, granite counters, pass through to main room).
- ADA compliant restroom
- Gas fireplace
- 12 square folding tables
- Two eight-foot banquet tables
- 75 folding chairs
- Cushioned casual chairs, sofa, ottoman
- Wi-Fi
- Television
- Ceiling fan
- 18 car parking lot (shared seasonally with pool and tennis courts)

Rental Information:

We are happy to announce that the clubhouse is now open for use.

If you are looking to reserve the clubhouse, please contact support@hgmanage.com. We are working on adding a fillable reservation form and calendar to the website for easy reservations. For now, please contact support.

The rental fee is \$90 with a separate \$100 deposit fee for all rentals. The deposit will be refunded after the event following an inspection of the clubhouse.

The clubhouse key must be returned no later than midnight the day of your event.

You are required to clean the clubhouse after use and take away all trash. No dumpster is available. A broom, mop, vacuum, garbage bags and cleaning supplies are provided. The clubhouse will be inspected after use and your deposit could be withheld.

You can decorate the clubhouse for your event as long as all decorations are removed, no marks are left, no damage is done and the clubhouse is left clean.

You may prepare food or have food catered. Alcohol is allowed as long as all laws are followed, it is kept within the clubhouse and it is not sold. The pool and tennis courts are not included in the rental.

**Community
Spotlight**

CHEERS TO 20 YEARS!

All are welcome to celebrate Centennial's 20-year anniversary at these family-friendly community events.

We hope to see you there!



Whiskey Warmer

Saturday, October 23 | 3-7 p.m. | Centennial Center Park

Live music · Colorado whiskey & spirits distillers · Local vendors & food trucks

Holiday Artisan Market

Saturday, December 4 | 10 a.m.-4 p.m. | Centennial Center Park

Live music · Family activities · Local vendors & food trucks

Centennialco.gov/events

The Willow Creek Homeowners Association No. 3 Board of Directors Meeting

June 10, 2021 | Via Teleconference Meeting | MINUTES



I. CALL TO ORDER/ROLL CALL

The Willow Creek Homeowners Association No. 3 Board of Directors Meeting was called to order at 6:00 pm. Board members attending were Aiden O'Shea, Jerry Grant, Bob Bartlett, Fred Kremer, Betsy Alexander, MaryBeth Doerr, and Bryan Zach. Also attending was Sabrina Lopez, CMCA, AMS representing HG Management. The meeting was held via teleconference due to Covid-19 requirements.

II. HOMEOWNER FORUM

The owners present were allowed an opportunity to bring any items of discussion to the board..

III. COMMITTEE & OFFICER REPORTS

- A. Landscape: JBK –
- B. ACC: Jeff Stevens reported the committee will be doing a walk around looking for ACC violations.
- C. Social: Fiona O'Shea - There was nothing to report. Hoping to plan an event soon.
- D. Website: Jeff Stevens reported that the website is static, updated regularly and contains a working clickable link to join the ACC and board meetings.
- E. Welcoming Committee:
- F. Pool: Perfect Pools –
- G. Swim League: Kristy Marshall
- H. Tennis Committee:
- I. Grounds/Amenities Committee: Betsy Alexander reported

IV. MINUTES

A motion was duly made, seconded, and unanimously carried to accept the May 13, 2021, Board Meeting Minutes as presented.

V. FINANCIAL REPORT

The financial statements for the month ending May 31, 2021, were not reviewed.

Delinquencies were reviewed by the board.

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

VI. MANAGEMENT REPORT

The management report was presented to the board.

VII. UNFINISHED BUSINESS

- A. Tennis Court Renovation Proposals – Were reviewed by the Board of Directors. A motion was made and seconded to accept the bid proposal submitted by Renner. All in favor, motion carried.
- B. MOU for Tennis League – The MOU for the Tennis League was reviewed. A motion was made and seconded to accept the MOU as presented.
- C. Reschedule Spring Walkthrough – A walkthrough date will be rescheduled.
- D. Paver Project Proposal – Was this completed by June meeting? I know it was done just not sure by the June meeting

VIII. NEW BUSINESS

- A. Backflow Device – The device at 8275 E Phillips Place will need to be tested. This will be scheduled with Denver Water.
- B. Tennis Lessons and Agreement – The agreement was discussed at lengths. The board has not renewed this pending further review and consideration.

IX. CORRESPONDENCE/REPORTS

Homeowner correspondence and reports were included for review by the board.

X. EXECUTIVE SESSION

There was no executive session.

XI. ADJOURNMENT

With no further business to discuss, a motion was duly made, seconded, and unanimously carried to adjourn the meeting.

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