

**WILLOW CREEK
HOMEOWNERS ASSOCIATION No. 3
BOARD OF DIRECTORS MEETING**

Thursday, September 9, 2021 at 6PM

Minutes

Clubhouse
8091 E Phillips Circle

- I. **CALL TO ORDER**
___ Aiden O'Shea ___ Jerry Grant ___ Fred Kremer
___ Bob Bartlett ___ Mary Beth Doerr ___ Luke Adalin
___ Betsy Alexander ___ Sybil Kailihiwa and Ron Valiga - HG Management
- II. **HOMEOWNER FORUM (3 minutes per owner)**
- III. **COMMITTEE & OFFICER REPORTS (3 minutes each)**
A. Landscape: JBK – Not in attendance
B. Pool: Perfect Pools - Landon Bradbury – Not in attendance
C. Social: Fiona O'Shea – Need help with end of year party. Looking for volunteers.
D. Welcoming Committee: Diane Kremer – Nothing to report.
E. Swim League: Not in attendance.
F. Tennis Committee: MaryBeth – Continuing to work with the Board of Directors on the contract for replacement of tennis courts.
G. Amenities/Grounds Committee: Nothing to report.
H. ACC: Not in attendance.
I. Website: Not in attendance.
- IV. **APPROVAL OF MINUTES**
A. July 2021 – A motion was made and seconded to accept the minutes as presented. All in favor, motion carried.
- V. **FINANCIAL REPORT**
A. August 2021 – Jerry Grant provided a report on the financials.
B. Delinquency Report – The Board of Directors reviewed the report provided by the law office in addition to the delinquency list provided by HG management.
- VI. **MANAGEMENT REPORT – Provided to the Board of Directors.**
- VII. **UNFINISHED BUSINESS**
A. Tennis Court Contract Update - The Board of Directors is working on the contract.
B. Clubhouse Updates
1. Clubhouse Rentals – Several rentals in the past few weeks and several are scheduled.
2. Electrical – Lights are being worked on.
3. Lock box (wireless) – Will be removed.
4. Painting and Carpentry Project
5. Landscape/Concrete/Asphalt Walk through
6. Asphalt Pathway Replacement/ Alley Milling and Paving
C. Card Reader Bid Proposal – In process- Additional bid requests to Secure-Tek and Door King
D. Audit – Ellie and Sybil worked together on obtaining documents. Ellie needs 2020 invoices. Sybil obtaining 2020 invoices from storage on Thursday, September 9, 2021. Ellie will be invited to Annual Meeting.
E. Sidewalk issues – Identified and 3 bids solicited.

- F. Denver Water Back Flow Requests – Sybil went down in person to Denver Water to straighten out why homeowners are receiving notices. The backflow near the unit needs to be tested. Sybil has set up the back flow testing.

- G. Pool Updates –
 - 1. Cleaning of pool/storage areas – Clean Up Project being done on Friday, September 10, 2021 .
 - 2. Pool Monitoring – Does the Board want to discuss bid proposals for a new pool monitoring company for 2022?
 - 3. Perfect Pools Compensation – Need reimbursement. Discuss with Landon when he attends meeting.
 - 4. Pathway Repairs – New bids will be solicited to only use concrete and not asphalt for the pathway.
- H. Asphalt concerns – There are 8161 – Work on snow plan for driveway
- I. Concrete Concern – Townhome address of 8165 has severe cracking on the steps leading up to the unit. Bid proposals have been solicited for repairs.

NEW BUSINESS

- A. Snow Contact – JBK or Brightview?
- B. Budget 2022 – How does Board handle the budget preparation?
- C. Annual/Budget Ratification Meeting – Is this held in the clubhouse?

BID PROPOSALS

- A. Tree Care.....Pages 152-153
- B. Trash Termination – 96 Gallon Totes – Prices are per home (515)
 - 1. WM – \$12.15 per month (Fuel and recycling charges apply each month, Unknown what the amount is as based n gas rates and amount of recycle picked up)
 - 2. Waste Connections – \$12.15 per month or \$13.90 per month (w/3 additional bags per week)
 - 3. Republic - \$12.50 per month

CORRESPONDENCE & REPORTS

- A. Information Items
 - 1. Fencing Down Along County Line Road – In process of being repaired by City

EXECUTIVE SESSION

- A. Attorney Status Report
- B. ACC Escalations

ADJOURNMENT