

**The Willow Creek Homeowners Association No. 3
Board of Directors Meeting**
March 10, 2022

MINUTES
Meeting held via Zoom
And
The Willow Creek Clubhouse

I. CALL TO ORDER/ROLL CALL

The Willow Creek Homeowners Association No. 3 Board of Directors Meeting was called to order at 6:06 PM.

Board members attending were Aiden O'Shea, MaryBeth Doerr, Jerry Grant, Fred Kremer, Luke Adaline, Eric Sinclair and David Markenson. Also in attendance was Sybil Kailihiwa representing HG Management.

II. HOMEOWNER FORUM

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

Discussions that were held during homeowner forum -

- Pathways need coating
- New Trees

III. COMMITTEE & OFFICER REPORTS

- A. Landscape: JBK – Not in attendance until Spring of 2022.
- B. ACC Committee – Aidan Oshea has advised they are working on putting together the committee and will reach out next week to all that are interested in being involved.
- C. Social: No items to discuss.
- D. Website: Bob Correll has been working on the websites. Bob has worked several hours on the website to update. There is now a Board of Director page. The new additional page provides contact information. Bob thanked Sybil for her help with the website. Bob will continue to work on the website.
- E. Welcoming Committee: The chairman has resigned from her position due to unforeseen circumstances. The association will be looking for a new committee member.
- F. Tennis Committee: Leagues are getting started in two weeks. They will be using other tennis courts for now until Willow Creek 3 Courts are completed
- G. Grounds/Amenities Committee: Luke Adaline, David Markenson, Fred Kramer and MaryBeth Doerr will work together on grounds items. This will include the 10 year plan. The Tennis courts awaiting fencing material.

There is a shortage on fencing materials. Will be at least two weeks or more.

IV. MINUTES

January and February 2022 minutes were emailed to the Board on February 23, 2022, for review.

Jerry made a motion and Marybeth seconded the motion to approve the minutes with corrections. All in favor, motioned carried.

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V. FINANCIAL REPORT

- A. The financial statements for the month ending December 31, 2021, January, and February of 2022 were provided to the Board of Directors.

Jerry made a motion and seconded to accept the December 2021 financials as presented. All in favor, motion carried.

Jerry made a motion and Eric seconded to suspend approval of the January and February financials due to pending charges that will be in the March financials.

- B. Delinquencies were reviewed by the Board of Directors.
C. The status report from Moeller Graf was provided in the board packet.

VI. MANAGEMENT REPORT

No items to update except for what is in the agenda.

VII. UNFINISHED BUSINESS

- A. Clubhouse Updates
1. Clubhouse is cleaned after each rental.
- B. Sidewalk Shaving – The contractor will need to proceed forward with the priority list that was provided in 2021.
- C. Sidewalk Repairs – The contractor will need to proceed forward with the priority list that was provided in 2021.
- D. Alley Mill Paving - The contractor will need to proceed forward with where they left off in October of 2021.
- E. Card Reader System – Aidan will reach out to TKO Electric for a bid proposal to install conduit lines. Sybil will reach out to two other electricians for bid proposals.
- F. ACC Committee New Guidelines – In process.

- G. Irrigation – Aidan has reached out to Southwest Irrigation. They are the most familiar with the community.

VIII. NEW BUSINESS

- A. Lifeguards – Aidan will sit down and talk with the Pool company in regard to the wages that are paid to the lifeguards.

IX. BID PROPOSALS

- A. None

X. 2022 PROJECTS

- A. None

XI. INFORMATION ITEMS

- A. Tennis Court Project – Awaiting fence material.

XII. EXECUTIVE SESSION

- A. None

ADJOURNMENT – 7.56 PM.