

Minutes  
2/9/2023  
WC3 Board Meeting

Attendees: Tanya Valis, Diane Kohler, Aiden O'Shea, Steve Lubell, Jerry Grant, Mary Beth Doerr

Absent: Eric Sinclair, Luke Adaline

Tanya Valis our new property manager introduced herself to all meeting attendees. She is now our lead contact person at RowCal.

Resident – Concerned about the full garbage can behind the clubhouse that animals have gotten into. After the meeting this resident and other volunteers brought the garbage to the street. Another resident will lock the cans up on the pool deck, since it seems residents are using these cans for their own use.

Resident also asking if there is an itemized budget for running the clubhouse. At the moment NO, just line items. The board is actively looking for a clubhouse manager.

Pool Maintenance was subpar last summer. The board is resigning the contract with the Pool Management Company. since they are one of the only companies that also supply life guards. The board is looking to put together a pool committee to oversee the Pool Management Company and hold them accountable and to work with RowCal regarding pool issues. 2 residents offered to be on the committee.

Resident – Concerned about car thefts in our neighborhood and asked if we could install cameras. The board cannot do this and there is no one to monitor cameras and at the moment no money in the budget for this.

Resident – Made us aware of a \$10,00.00 grant program that WC1 and WC2 have applied for and received. This resident will assist the board with the application.

Resident – Advised the board she felt the snow removal from Brightview has been very good so far this season.

Resident – Received a late fee letter, she was told this will be waived since the coupon books did not go out in a timely manner.

Minutes were not in the last Willow Works. The board did not approve those minutes as of this meeting. Resident informed we are looking for someone to volunteer with content for the Willow Works.

2 light poles are out at 8132 E. Phillips Circle – A work order is in place and these will be repaired.

Residents are responsible for contacting Porch Link with Willow Work concerns.

Landscape/Grounds Committee presented a Power Point regarding the placement and type of new trees to be planted this spring. Presentation will be sent to Tanya and the board.

Social Committee – Next event is 2/23/2023 at Dig In Eats. There is still room so RSVP!

Tennis Committee – The board voted to approve the MOU.

Amenities Committee – The board is looking at materials to replace the fence on Quebec

Pool Bathroom is set to be remodeled by Memorial Day, the plans are being redone at RowCals request.

ACC Chairperson informed the board that the ACC is currently working on WC 3 Polices.

A board member is not happy that another board member has had frequent absences from the board meetings (Oct – Feb and March coming up). Although, Luke was on Zoom for the January meeting and will be at the March meeting. This is not acceptable to the board member and feels it shouldn't be tolerated. Other board members agreed, one board member did not and feels the other board member is an asset. The board member feels he should be asked to resign. It was decided Aidan would unambiguously ask for his resignation.

Financial Report – Not correct, Tanya will review and get back to the board. The Financial Report was not approved.

Delinquencies – A neighbor passed away with past due fees outstanding. A lien will be placed on the townhome.

Attorney Report – Nothing to report this month

Short Term Rentals – All short term rentals need to be licensed by the City of Centennial. If you see a STR in your neighborhood contact the City of Centennial and they will handle the STR.

WC3directors@gmail.com is being shut down due to threats, criticism and negative comments directed to board members. Residents can come to our monthly meetings or contact the RowCal Care Team with concerns or comments. The Care Team will forward your concerns to the Board.