

## The Willow Creek Homeowners Association No. 3

### Board of Directors Meeting

April 13, 2023

#### Minutes

Meeting held at the Willow Creek 3 Clubhouse

#### 1) Call to order/roll call

- a) The Willow Creek 3 HOA Board of Directors Meeting was called to order at 6:01 pm
- b) Board Members attending were: Luke Adaline, Jerry Grant, Diane Kohler, and Mary Beth Doerr. Steve Lubell, Eric Sinclair, and Aidan O'Shea were absent.
- c) RowCal attendee was Tanya Valis

#### 2) Homeowner Forum

- a) Homeowner 1
  - i) Homeowner left additional bags of yard rubbish on the curb and received a notice from Waste Connections that there'll be a charge for additional bags left outside the issued trash bin. Waste Connections historically has included 1 additional bag without trouble (but it's up to the individual driver to retrieve it)- RowCal to f/u to determine what needs to be remedied. Multiple homeowners received this notice
  - ii) Looking into community "dumpster day" provided by Waste Connections. Will need to best determine how to monitor and will likely need community volunteers to oversee
- b) Homeowner 2
  - i) Also member of the Pool Committee. Two homeowners expressed their displeasure with the handling of the Perfect Pools contract, awning left out, cleanliness, etc. Two homeowners volunteered to form a Pool Committee to hold Perfect Pools accountable in season 2023
    - (1) Life Guard expectations, cleaning, power washing, etc.
  - ii) Baby pool has been non-working for 2 years. RowCal to submit work order to have the pool fixed and in usable condition
  - iii) KeyRite is working, but gate needs to be taken off and re-welded to ensure proper closure
  - iv) Bathroom remodel- further notes in amenities committee report
  - v) Perfect Pools contract is up after this season. When the Board went to send out requests for bids for the 2023 season, it was determined that Perfect Pools was the only bidder able to meet our needs. With staffing challenges, no other company could accommodate until 2024
- c) Homeowner 3
  - i) Sidewalk gridding- unsafe areas around greenbelt and walkways
    - (1) Steve and Aidan are working on this and we're obtaining bids
- d) Homeowner 4
  - i) r/e truck policy and covering signage on work vehicles in driveway. Board advised the new ACC policy (approved at April 13 meeting) will address this

#### 3) Committee Reports

**a) Landscape/Grounds Committee**

- i) JBK contract clarification and upholding. Homeowner agreed to join the landscape committee to help oversee
- ii) Tree debris clean up, low level pruning and trimming, etc. example is tree overhanging the baby pool area and the tennis courts having leaf debris
- iii) **Action Item**- RowCal reach out to Denver Water to see if we can have gate valves installed if our irrigation is still on a loop system- will help significantly with water loss
- iv) Leaves and debris still need to be cleaned up from JBK
- v) Grounds committee will spray paint timer clock boxes for sprinklers (not part of JBK's duties)  
**(1) \*\*\*\*\*if you'd like to join the Grounds/Landscape Committee as a homeowner in WC3, please reach out to Tanya Valis at RowCal. The committee is lead by Donna on the ACC\*\*\*\*\***

**b) Pool**

- i) Per homeowner notes above, two homeowners have taken over the WC3 Pool Committee for 2023. Primary responsibilities will be to uphold Perfect Pools contract and expectations as well as bring ideas to the Board on ways to enhance our asset
- ii) Potential adjustments of swim hours to 10-8 or 10:30-8:30 to close a bit earlier and open slightly sooner (vs. 9pm)
- iii) Bench and loose bricks need repair behind clubhouse- homeowner on pool committee submitted work order to RowCal to have this remedied

**c) Social**

- i) New social chair to be introduced at next months meeting to replace Diane Kohler

**d) Tennis**

- i) Several small replacement items needed. Tennis Committee presents, board approved. Replacement broom heads, small trash receptacles, hook for broom storage, and moisture roller heads. RowCal is also installing the self-closing door mechanisms via work order to keep the courts secure

**e) Amenities**

- i) Bathroom Remodel for the clubhouse basement is still tabled. Labor issues and timeline challenges are causing delays. The Board is moving as fast as possible to come to a decision and firm timeline for this update

**f) ACC**

- i) Spring Walk happening now and violations are starting to filter out
- ii) Judy Busby approved to join the ACC
- iii) ACC provided updates to RowCal to ensure new letters make note of "30 days to RESPOND" and NOT "30 days to COMPLETE."
  - (1) CCIOA grants residents the right to have "30 days to CORRECT" and we are bound by that wording. Please contact RowCal for resolution on an individual basis
  - (2) 5 months will be granted to paint a home when in violation
- iv) New ACC guidelines will be forthcoming as well as updated specifics around common violations (i.e painting)
- v) Homeowner brought up routine violations going out via email vs. hard letters to save postage

**g) Website**

- i) No update
- h) Fencing along County Line
  - i) Dick Boevingloh provided an update. Repairs continuing starting 4/17
    - (1) Community members are in continual negotiations with the City of Centennial to push forward- funding is the largest obstacle, but we're making movement
- i) **Minutes**
  - i) March Minutes approved
- j) **Financial Reports**
  - i) January-March financials not yet approved
    - (1) Jerry meeting with RowCal to manually pull. System upgrades currently precluding reports going out to RowCal's HOA's
- k) **Executive Session was held**
- l) **Meeting Adjourned: 8:26pm (Jerry proposed, Diane seconded/all in favor)**