

## The Willow Creek Homeowners Association No. 3

### Board of Directors Meeting

April 11, 2024

Minutes

#### I. Call to Order / Attendees

- a. The meeting was called to order at 6:01pm
- b. Board Members in attendance: Steve, Eric, Diane, Beverly, Gareth
- c. Unable to attend: Justin, Luke
- d. Management company attendee: Tanya Valis

#### II. Vendor Reports

- a. Arapahoe County Deputy – Michael McKnight
  - i. New Community Resource Officer
    1. 2<sup>nd</sup> lowest dispatch calls
    2. Trespass Issues
      - a. Some car break-ins
    3. Provides home security inspections – contact AraphoeSheriff.org
  - b. Perfect Pools – Shanna (via zoom)
    - o Ladders and not installed yet.
    - o Lifeguard concerns
      - For 2024 – no longer a rotating staff – new head lifeguard and almost all new staff
    - o Awning needs to be put up, needs to be assessed for damage

#### III Homeowner Forum

- Homeowner 1
  - o Potholes – question on how to request county repairs (county website can be used)
  - o County Line Fence – trying to improve fence
    - Working on petition to the county
- Homeowner 2
  - o Notified us of a growing sink hole
  - o Homeowner was not receiving Willow Works.
    - The board previously attempted to ensure all addresses are on the mailing list
    - If you know anyone who isn't receiving this, please contact [kerri@porchlink.com](mailto:kerri@porchlink.com) to ensure their address is added for future mailings.
- Homeowner 3
  - o Hearing to dispute an ACC violation given for parking a prohibited vehicle.
- Homeowner 4
  - o Commented on lighting and storm damage (both are in the process of being repaired)

- Homeowner 5
  - Hearing to dispute an ACC violation for painting

#### IV Committee Reports

- A. Pool Committee
  - a. Requested approval for small cosmetic enhancements and improvements for lifeguard area
- B. Grounds Committee
  - a. Several people walked the lights with the repair company, Company will be addressing broken bollards and other lighting issues
  - b. JBK spring cleanup – next week (following the meeting)
  - c. Sprinklers – turned on mid-May (depending on Rain)
  - d. Upper Branches damaged by storm
    - i. Approval was granted to remove damaged branches
  - e. Sprucery – checking on trees planted last year
  - f. Identified Ash trees to inject with borer beetle treatment
  - g. Monument landscaping
    - i. Pending revised quote
  - h. Clubhouse bushes will be removed to begin landscape design around clubhouse and tennis court areas
- C. Social Committee
  - a. 4/20 – Bingo is upcoming (as of the meeting date)
  - b. An email was distributed for the 2024 calendar of events.
- D. Clubhouse Committee
  - a. Paint expected May 3-4
  - b. Carpet expected to be replaced May 7-8
  - c. Furniture will be shipped following paint and carpet
  - d. Need window cleaning – RowCal is looking into that.
- E. ACC
  - a. Approved several requests
  - b. Completed walkthroughs, ACC notices are going out
- F. Communication/Website
  - a. Need to update swim team schedule on website, pool opening dates/times and full social calendar
- G. Tennis Committee
  - a. Windscreens will be rolled down the week after the board meeting
  - b. League matches begin Monday 4/15
- H. Swim Team
  - a. Pool will be available for team practices prior to official opening of the pool season
- I. Capital Improvements
  - a. Paver Project
    - i. Still waiting on some supplies

- ii. One row has two ends – these were missed
- b. Greenbelt path
  - i. The board is getting quotes to replace the middle path.
  - ii. Budget restrictions and expected costs will limit replacement to one path this year
- c. Alleyways
  - i. Quotes are being sought for replacement, repair, and maintenance of alleyways.
  - ii. The budget and expected costs does not allow for replacement of alleys that are due to replacement. Repairs will be based on need and budget.

## **V. FINANCIAL REPORT**

### A. Financials Review

- financials were received too close to the meeting date to review

### B. Investment Review

- The treasurer had a call with RBC who has asked to be replaced as our financial advisor
- Alternatives are being reviewed.

### C. Attorney Status (Executive Session)

### D. Delinquencies (Executive Session)

## **MANAGEMENT REPORT**

- 13 community calls
- 3 resales
- 2 violations / closed 3

## **ASSOCIATION BUSINESS**

- Ratify approved landscape proposals (via email) – Philips/monument/drainage ditch/reseeding/tree rings – Eric proposed, Diane seconded, all were in favor
- Approved removal of Juniper Bushes in front of clubhouse– Eric proposed, Diane seconded, all were in favor
- Property Line Review – still pending from attorney
- Audit of 2023 financials - will being shortly
- Lighting – Approved Illumi proposal for repairs – Eric proposed, Gareth seconded, all were in favor
- Clubhouse Hourly Rentals – Rowcal advised that hourly rentals are not currently possible with the current system. Rowcal’s team will send follow-up information on how we might be able to do this.

**Exec Session (7:59 pm) – addressed litigation and ACC hearings**

Adjourn – 8:24 pm