

The Willow Creek Homeowners Association No. 3

Board of Directors Meeting

May 9, 2024

Minutes

I. Call to Order / Attendees

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

II. Vendor Reports

III Homeowner Forum

- Homeowner 1
 - checks not arriving
 - **Rowcal – send out correct address/online pay information**
- Homeowner 2
 - ACC – Paint Complaint
 - Unpainted part of house
 - May 2023 Rule
 - Mailing address issue – changed from initial posting
 - Townhome dividing line.
 - Former board member – feels home is footprint only
 - Fence painting
 - Suggested solid surface floor
- Homeowner 3
 - Let Matt Egan know about rock wall installation
 - SL – walked by, it's still in process
- Homeowner 4
 - Wall – when to be finished?

IV Committee Reports

A. Communication/Website

- a. Updates based on most recent project status
 - i. I still need to get pool info updated
- b. Committee Question – (social, pool, landscape) landing page for groups? Do you want your contact out there?
 - i. Unanimous No from committee members

B. Tennis Committee

- a. Windscreens were rolled down. If you see any that have come loose in our extraordinary wind, please contact Craig Masur at cmasur26@gmail.com or 303-598-7148.
 - b. A new lockbox was installed for the tennis gate. WCTC paid the expense for this.
 - c. I see the pickleball bench is still crooked, can you get Renner out here to fix it again. – Renner coming next week
 - d. Maybe a reminder to JBK to empty trash cans on courts and blow off courts where needed. – Done today
 - e. I see the gate/lock between court 4 and the basketball court is being compromised again. When I get back from vacation I will get a chain to go around the gate posts and hopefully, this will stop the vandals.
 - i. Padlocked to keep open – MB will chain
 - f. League matches are in full swing. Thanks again for allowing us to use the courts!
- C. Clubhouse Committee
- a. Paint/Carpet are finished
 - b. New Furniture was delivered
 - c. Need accessories
- D. Social Committee
- a. Bingo – 5 attendees
 - b. Salsa – This coming Saturday
 - c. June... Pool Party
 - d. Movie night – rented/grant through Centennial
 - i. Tennis Court possible?
 - 1. No
- E. Pool Committee
- a. Bathrooms – progressing
 - i. Next week punch list and inspections
 - ii. Changing locks
 - b. SunShade
 - i. Replacing over baby pool
 - c. Furniture in progress
- F. Landscape Committee
- a. Monument Completed
 - b. EPC cleaned up
 - c. Tree rings and dirt/grass replacement
 - d. Duck moved in – 10 duck eggs
 - e. Landscape being done
 - f. Tennis/Clubhouse Landscape design

- g. Davy Tree – Ash injection pending
 - h. Sprucery – Tree Inspection – June 17th
 - i. JBK storm cleanup
 - j. Town & Country
 - i. Sold company – working on finding replacement
 - k. 5-Year Plan – Expected Closer to Fall
- G. ACC
- a. Monday night meeting – 2 ½ hours
 - i. 15 residents
 - 1. 3 paint color reviews
 - 2. Roof replacement
 - 3. Driveway replacement
 - 4. 4 Violation Questions
 - a. 2 paintings/2 corrections
 - 5. 1 extension
 - 6. Lots of Fence Questions
 - a. Fence painting needs approval
 - 7. Metal Fence Question
 - 8. 3 Residents needed help with portal

H. Swim Team

- a. n/a

I. Capital Improvements

- a. Bathrooms
 - i. See Pool report
- b. Paver Project
 - i. Wrapping Up
- c. Greenbelt path
 - i. Pending on Alley Bids (by EOM)
- d. Alleyways
 - i. In process of getting bids
 - ii. Get core samples - \$800

V. FINANCIAL REPORT

A. Financials Review

- Statements are closer to accurate
 - Income statements best that they've been
 - correctly showing flow of funds from general to townhomes to water
- Fin Status

- Insurance renewing with a decrease

- 300K of planned 800K spent

- Lighting and Ash trees are well below expected in the budget

- Pool furniture is lower

- Every other amenity project is higher

- Operating – water is up, legal is up (have started splitting collections and GC expenses)

- Didn't budget much for income other than assessments

- About 7K left in snow removal

B. Investment Review

- Too much uninvested money – switching advisor to RBC Advantage (smaller group)

- We have funds locked up in longterm investments that are losing value

C. Audit

- In progress – I need to get back to them about contract spend regarding Quebec Fence

D. Delinquencies (Executive Session)

MANAGEMENT REPORT

- 2 resales

- 129 open violations

- o 18 closed

- 23 open requests

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ASSOCIATION BUSINESS

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- Pool Furniture – Eric / Diane All in favor

- Sun Shade – Eric / Diane – all in favor

- Alley Core Samples – Eric / Steve - All in favor

Exec Session (6:59 pm) - ACC Disputes

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Adjourn – 7:15 pm