

The Willow Creek Homeowners Association No. 3

Board of Directors Meeting

June 13, 2024

DRAFT Minutes

I. Call to Order / Attendees

- a. The meeting was called to order at 6:03 pm
- b. Board Members in attendance: Steve, Eric, Diane, Beverly, Gareth, Justin, Luke
- c. Unable to attend: n/a
- d. Management company attendee: Tanya Valis

II. Vendor Reports

- None

III. Committee Reports – Moved to Number 2

A. Communication/Website – no updates

B. Tennis –

- a. Check from 2023 usage was not previously delivered - \$2,663 was received from tennis club.
 - i. A request was made to allocate these funds back into the Tennis Courts
- b. Requested divider nets between lanes - reviewing costs
- c. Lock not working between tennis courts and basketball court

C. Clubhouse Committee

- a. Clubhouse done – looks great

D. Social Committee

- a. Aug 24th pool party - great event
- b. Movie night – Willy Wonka or Maverick – Sat July 20th
 - i. Considering admission cost
 - ii. To be hosted in pool parking lot
- c. July 27 – potluck bingo

E. Pool Committee

- a. Pool shade – expected 2nd week of July
- b. Baby pool heaters – will need to be fixed or replaced - board had not received bid info
- c. Bathroom – mirrors and replacement faucet coming shortly
- d. Trashcans – need cleaning
- e. Incident at the pool party
 - i. Adult attendee was making threats and creating concerns among attendees and lifeguards
 - ii. Police non-emergency line was non-responsive - future threats should be directed towards the authorities
- f. Umbrellas? – Need to be secured in stands
- g. Lifeguards - request was made to ensure lifeguards are monitoring diving board area

F. Landscape Committee

- a. Some jobs still undone by JBK
 - i. Cleaning storm drain cleanup projects
 - b. Spring cleanup in next couple of weeks
 - i. Contracted for 2x Per year
 - c. Irrigation system is up and running
 - d. Backflow regulators are being inspected and repaired as necessary
 - e. Reza replaced landscaping
 - f. Clubhouse Landscaping proposal was reviewed
- G. ACC
- a. Rusty trailer in guest parking
 - i. 3 days so far – no explicit time-limit for ‘guest’ parking?
 - b. Various requests have been approved (fences, windows, paint, etc...)
 - c. List of approved acc requests exists – gets reviewed by acc members
- H. Swim Team
- a. Appreciates the renovated bathrooms and Pool Committee assistance
 - b. Home meet on Saturday and next Saturday
 - c. July 9th – Tuesday night meet – prelims
 - d. July 14th – pool party – w/1 hour closure
- I. Capital Improvements
- a. Border project – cleaning up tomorrow/next week
 - i. Walkaround
 - b. Alley Proposal
 - i. in progress
 - c. Walkway Proposal
 - i. In progress for ‘middle’ greenbelt trail - will use Concrete for the replacement material
 - d. Drainpan in townhome alley area needs repair
 - i. Outside one alley

V. FINANCIAL REPORT

- A. Financials Review – financials not received prior to meeting
- B. Investment Review – n/a
- C. Attorney Status (Executive Session)
- D. Delinquencies (Executive Session)

III Homeowner Forum – done after the financial review

- Homeowner 1
 - Disputing ACC fees for multiple violations
- Homeowner 2

- Disputing ACC fees for violations based on violation date and mailing received date
 - Board note: CCIOA rules are changing again, and the policy will need to be revised in accordance with these changes.
- Homeowner 3
 - Complained about communication in ACC letters - unclear what violation is and inaccurate violation data

ASSOCIATION BUSINESS

- Ratify approval of sun shade over baby pool (via email) –Eric proposed, Luke seconded, all were in favor
- Clubhouse Landscape – Eric / Luke – all in favor
- Trashcan cleaning, pool – Luke/Justin – all in favor
- Walkway – Eric/Gareth – all in favor
- Replacement of Two Alleys – Eric/Steve – all in favor
- Fix minor concrete in townhome alley - operating expense
- Move forward with an appreciation night for community volunteers

Exec Session (7:28 pm – 7:33) – addressed ACC hearings

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Adjourn - 7:35 pm