

Willow Springs Block 3 Property Owners Association
Annual Meeting – May 8, 2018
Red Rocks Country Club

Board members Present: Linda Gonzalez, Jürgen Brune, John Avey, Kathy Riley, Jane Roe.

Meeting was called to order at 6:30 p.m.

Board members and homeowners introduced themselves. The quorum was confirmed with 26 homeowners present and 8 proxies.

Motion to waive reading of 2017 Annual Meeting Minutes was approved.

Fire Mitigation Presentation: Tom Weeks, Willow Springs Open Space Board Member

- WSOSOA and Colorado State Forest Service conducted a fire risk study on the north slope below Falcon Ridge. Areas of high risk have been identified, and a map was provided showing proposed work area where the fire mitigation would be performed.
- WSOSOA has been awarded a \$22,700 grant to use over a 3 year period. The total cost is estimated to be \$46,000.
- Project is in initial stages of planning, with a tentative start date of September 2018. Further information will be provided as details are worked out.

Election of Officers: Linda Gonzalez, Jürgen Brune, Kathy Riley, Jane Roe and Phil Pettus were approved as board members for the upcoming year.

President's Address: Linda Gonzalez

- K3 has been retained as our property management company effective June 1, 2018.
- Roads – we will be doing some patch work on the roads. No major repairs planned at this time.
- Drainage erosion behind 16940 and 16910 Wild Plum is currently being addressed.
- Weeds – we have contracted with Swingle to spray noxious weeds. The Board will contact Red Rocks Country Club and ask them to spray for weeds along Hole 15.
- Mountain Village (MV) Update: Willow Springs Committee recently met with Mr. Swalling and Mr. Tidrick. At this time, they are not changing the proposed development plans and have requested an extension for resubmitting their plan to the county. MV Working Committee and the WSNM Board have taken the position that it will focus its attention on preparation for and participation in County Planning Board and Commissioner hearings.
- WS 3 has written a letter to the county stating that our HOA opposes the development. It was recommended that homeowners continue to send individual letters of concern to the Jefferson County Planning Committee.

Treasurer's Report:

Homeowners were provided with year-end financial statements prepared by Colorado Management and a copy of the budget for FY 18-19.

John Avey reviewed the current financial position of the HOA.

- The cash reserve account is maintained for major road repairs and other unusual, large maintenance expenses such as culvert cleaning.
- Monthly expenses that have increased significantly are trash, snow removal, landscaping and grounds maintenance, and management fees.

Jane Roe summarized the budget preparation process.

- The budget had not been revised in several years while expenses have continued to increase.
- Dues were increased to \$70/month to cover expenses and to continue funding our reserve.
- Each line item was reviewed and adjusted to reflect current expenditures.
- Each filing has an individual contract for both snow and trash removal.

Open Space Tags: John Avey reviewed the Open Space tag requirements:

- The tags this year are pink and can be obtained from John.
- An individual must do 8 hours of trail work to obtain a Ken Caryl (KC) reciprocal tag.
- KC does have rangers enforcing tag requirements.

Red Rocks Country Club is going to restock fish in Kingfisher Lake. Homeowners will be required to get a lanyard from the club to wear while fishing. All HOAs have been asked to pay a portion of the restocking expense.

New Business:

K3 HOA Management Services – New Contract

- Ryan Duncan, President of K3 Management Services, gave a brief overview of the company and the new arrangement.
- Management change will be effective June 1, 2018
- K3 will work with Colorado Management to ensure a smooth transition for all homeowner accounts.
- K3 will send instructions for dues payment via email and regular email.
- Homeowners will receive monthly statements from K3.

Other

- Infrared patching of gated areas and potholes will begin in late May.

- Our Annual Picnic is scheduled for September 8th. Marie Guldbeck will organize.
- DeWolfe Park clean- up will be Sunday May 20th from 8 a.m. to 10:00 a.m. Bring tools and a trash can.

Neighborhood reminders: PLEASE...

- No overnight parking on the streets.
- Please be considerate of neighbors when using outdoor lights, turn them off to minimize light pollution.
- Please put trash out on Monday morning. Trash put out on Sunday night attracts animals like bears and raccoons who will make a mess AND get habituated to a food source which makes them come back.

Meeting adjourned: 7:30 p.m.

Respectfully submitted,

Jane Roe, Secretary

Board of Directors Meeting Filing 3

May 8, 2018

Red Rocks Country Club

A brief meeting was held following the 2018 Annual Meeting for the election of officers:

Those elected:

President: Linda Gonzalez

Vice President: ~~Jurgen-Jürgen~~ Brune

Secretary: Kathy Riley

Treasurer: Jane Roe

At. Large: Phillip -Pettus

Signature cards for the banks will be updated as needed.

Respectfully submitted,

Kathy Riley, Secretary