

WILLOW SPRINGS 3

HOA Annual Meeting

May 23, 2019

The Meeting was called to order by Linda Gonzalez, President at approximately 6:45 pm at RRCC Conference room. A quorum was determined by proxies and members present.

The Reading of the 2018 Annual Meeting Minutes was waived by a vote of those present.

Linda, the President gave a brief presentation of the purpose of the Amendment to the Declarations of Covenants 3.12 pertaining to the Capital Contribution for each homeowner that is no longer necessary for operating capital and this continuing balance shows as a liability in the accounting system. A 75% vote for is necessary to amend. Those present at the meeting voted unanimously to amend. The remaining votes will be tallied by proxy as the BOD voted to extend the voting period to gather and tally the remaining proxy votes. Filing 3 switched Management Companies to K3 Management and it has been a positive change. Years of unneeded records were purged thanks to the BOD moving and sorting through all the boxes of documents pertaining to Filing 3.

Election of new Board members followed. Jurgen Brune and Linda Gonzalez have completed their terms and new board members are Kia Gudewicz and David Longenecker. Linda and Jurgen were thanked for their years of service and Jurgen said he will be happy to continue to post minutes, etc. on the website. Linda will help us with the roads as she has been researching and getting bids from vendors.

Linda gave the president's address going over budget impacts for snow removal, trash removal, common area maintenance and a few unforeseen costs due to drainage issues and a tree removal in the common area. There were many kudos for the quality of snow removal this year. We switched to SaBelles and now have a 3 " threshold for snow accumulation plowing. Areas of our roads that ice quickly have also been addressed. It was noted that it is the freezing and thawing of the streets that contribute to the gradual deterioration of the roads. Linda has been working with a paving company to address repairs to the roads before they need to be redone. The weeds and trees in the common areas are being sprayed and the large trees watered as needed by the current vendor, Elk Creek. Professional Garden Service (Kevin) will take care of some areas of our common areas also. Rabbit Bush is still an issue along the roadways. Kingfisher Lake is being restocked with donations from the HOA's including Filing 3. The Mountain Villages development was given a brief update and Delmar Rumph is the Liaison to MV Working Committee. There was some discussion again about the fire mitigation by Open Space.

Jane Roe, Treasurer gave the Treasurer's address. Budget attached. The budget was approved.

New business: There was some discussion about the timing for the HOA Annual picnic but no date has been decided.

Fees per homeowner have increased for the contribution to Open Space.

Respectfully Submitted, Kathy Riley, Secretary

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