

Willow Springs Block 3 Property Owners Association

Board meeting January 14, 2019

Members present: Linda Gonzalez, Jürgen Brune, Kathy Riley, Phil Pettus, and Jane Roe.

Meeting called to order at 5:40 p.m.

Minutes from last meeting (10.18.18) approved and posted to web site.

The Mountain Village Working Committee is preparing a presentation for the Jefferson County Commissioner hearing that addresses all of our concerns. Each HOA has been invited to speak or give their time to the Committee. Board agreed that Filing 3 would yield their time to the Committee presenters.

The 1/4/19 update from Delmar Rumph will be forwarded to all Filing 3 residents.

Treasurer's Report

- Jane Roe reported that she has reviewed the financials as of 11/30/18. The December reports were received 1/14/19 and will be reviewed this week.
- Year to date net income is very close to the YTD budgeted amounts. A few expense items are over budget and those will be monitored closely.
- K3 management posted some correcting journal entries for accounts receivable.
- Invoices from Waste Management and Elk Creek require further review.
- K3 will be asked to implement a check approval process before any payments are issued.

Architectural review:

Roof materials approved: 16375 Wild Berry Rd.

Snow Removal

Board reviewed the snow removal and ice mitigation process. Discussed concerns of residents and possible ways to address the issues. Linda will contact SaBell's to make them aware of problem areas. Noting that safety is the first concern, SaBell's will be authorized to use Ice Slicer at their discretion and at time of ploughing.

Newsletter will include:

WM Recycle calendar.

Mountain Village Update.

Reminder that common areas are not to be used for dumping.

2019 Open Space tag information.

Snow removal update.

Working Capital – current HOA declarations require that new homeowners pay into a working capital account. It will require a 2/3 vote of membership, at the annual meeting to change or revoke this

requirement. An attorney will need to draft the correct language. Further research is needed. Linda and Jane will follow up.

New Business: Discussion regarding RRCC ownership in Open Space and their financial contribution. Phil Pettus will contact Tom Weeks of the Open Space Committee to clarify.

Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Jane Roe, Treasurer