

Willow Springs Block 3 Property Owners Association

Board meeting minutes for February 1, 2018

Board members present: Linda Gonzalez, John Avey, Jürgen Brune, Kathy Riley, and Jane Roe

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

1. Meeting minutes from 11-13-17 approved
2. Review of current and proposed budgets. Key items of discussion:
 - a. Budget has not been revised in several years.
 - b. Expenses for most line items have increased. Larger items include trash, landscaping and weed control and management company fees.
 - c. Dues have not been increased since April, 2012.
 - d. Dues need to cover expenses.
 - e. Need to continue to build reserves so we will be prepared for road repairs, culvert maintenance and other large expenses.
3. Motion to approve revised budget was carried by all board members.
4. Motion to approve to increase dues to \$70 carried with 4 approvals (Linda Gonzalez, Kathy Riley, Jane Roe and John Avey) and one abstention (Jurgen Brune). The increase will become effective April 1, 2018.
 - a. Revised budget will be forwarded to Colorado Management.
 - b. CM sends a notice to homeowners.
 - c. Board will also send out a notice to homeowners.
5. Discussion on whether to retain or replace Colorado Management Company.
 - a. Linda Gonzalez and Jane Roe met with CM to resolve Waste Management invoicing problem, ongoing communication problems and financial reporting issues.
 - b. Consensus to replace CM.
 - c. K3 and Summit management companies have submitted proposals.
 - d. Meetings will be set with both companies to review proposals.
 - e. Need to check current CM contract for end date.
6. John Avey reported on last Open Space meeting.
 - a. Open Space Board has not officially taken a position on the Mountain Village development. Currently have only been concerned about trail infringement.
 - b. They have requested more information from developers
 - c. Open Space board will be meeting again to review development proposals and to write a position letter to the Jefferson County Planning Commissioners.
7. New business:
 - a. Snow plowing – continue to work with Brightview to plow and de-ice streets in a timely manner.
 - b. Remind homeowners there is no overnight on street parking.

Respectfully submitted,

Jane Roe, Secretary