

Willow Springs III Property Owners Association

Board meeting minutes for June 5, 2017

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

Meeting called to order 5:05 p.m.

1. Election of officers – 1 year term

President: Linda Gonzalez, Vice President: Jürgen Brune, Treasurer: John Avey, Secretary: Jane Roe, Representative at large: Kathy Riley

2. Annual meeting minutes were reviewed and passed as read. Noted that we should distribute financial statements at next annual meeting.
3. Discussion regarding flower beds at main entrance of Willow Springs. Kathy will contact Filing 1 HOA to see if they want to work together with us to maintain beds.
4. Architectural improvement requests:
  - a. Lamond roof : 16494 Wild Berry– approved Malarky Windsor shingles, Class 4 Hail resistive shingle
  - b. Brune deck: 16464 Wild Berry - approved deck painting to match stucco
5. Rocky Mountain Paving- dispute over outstanding invoice from 2015. HOA records indicate that Filing 3 POA paid all invoices in full. John will follow up with Colorado Management Accounts Payable to resolve. Jürgen researched prior year emails but did not have any relevant statements.
6. We need to get bids from paving companies for road repairs. Kathy will research.
7. A large cottonwood tree fell on common ground during snow storm of May 15<sup>th</sup>. Location was in the common area between the 16461 Wild Plum and 16731 Wild Plum. Filing 3 POA obtained 3 bids and Mountain High Tree was contracted to remove tree. Project completed May 30<sup>th</sup>.
8. Discussion as to whether to retain Colorado Management. There have been complaints from residents regarding responsiveness. Noted that contract comes up for renewal in a few months, so not enough time to fully research other companies. We will work with CM this year. Linda will follow up with Director of Accounting to discuss working capital issue, timeliness of financial statements and coupon distribution.
9. Annual picnic date should be set soon. Jane will follow up with Marie for her input.

Meeting adjourned 6:10 p.m.

Minutes submitted by Jane Roe

