

Willow Springs 111 Property Owners Association

Board meeting minutes for August 28, 2017

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

Meeting called to order 6:40 p.m.

Architectural approvals: The board approved:

Hein – 5999 Willow Springs Drive:

Roof - Gerard stone coated steel Shake tile

Paint – same as current, earth tone

Houghton – 16310 Wild Plum Cir:

Paint – grey

Notch – 16550 Wild Plum Cir

Roof – Decra Villa Tile in Pompeii Ash

Mailbox area landscaping

The board approved Gardner landscape to clean up the mail box area. It includes adding some rock to some of the bare areas, removing weeds, and dead branches, etc., and fill for the road shoulder adjacent to the mail box area (where the trail goes to the horse barn) and across the road from that area.

Total cost \$700 – scheduled for week of August 28th.

Entrance to Willow Springs neighborhood landscaping issue

Linda G. met with the president of Filing 1 to discuss ways to improve landscaping at the Willow Springs Dr. /Bellevue entrance.

Flower beds need weeding, and a dead tree should be removed. First, ownership and responsibility needs to be determined. Kathy will follow up with Ron (General Manager) at RRCC.

Weed control

Vegetation Management is scheduled to do one more weed control application. Cost will be \$500. It was noted that trees in DeWolfe Park and mail are stressed and need regular watering. Linda has requested quotes for this service.

Crack fill

Job is complete and invoice for \$2,600 approved.

Colorado Management

Teddy Bender remains our primary contact and Todd Larson will be the secondary.

Garbage and snow removal

WS Filing 3(WS3) is looking into joining with the other filings to contract for garbage and snow removal. The objective is to obtain a lower rate.

WS3 will also obtain separate quotes. Contracts will be coming up for renewal November 1st.

Budget:

The Board discussed the need for a budget review and revision. The budget has not been revised in several years.

Jane will check by laws for process.

The fiscal year ends in March, but analysis and review should begin no later than January.

Linda will request a five year summary of actual vs budget from CM.

Noted that the Waste Management actual expenses are over budget and do not tie to original agreement. Linda will request a reconciliation and analysis from CM.

Picnic: Marie Guldbeck is coordinating the annual neighborhood picnic, which is scheduled for September 9th.

New business: Jürgen noted that the second bridge on the Juniper Trail needs repair. John Avey will follow up with Open Space committee.

Meeting adjourned: 8:00 p.m.

Minutes submitted by Jane Roe

Note: Both bridges on Juniper trail have now been refurbished with new redwood planks and are safe to use.

