

Willow Springs Filing 3 Property Owners Association
Red Rocks Country Club, Morrison, Colorado
Annual Meeting of Members, June 16, 2015
Minutes

Board members attending:

Jürgen Brune, president
Bill Davis, vice president
John Avey, treasurer
Steve Collings, at large
Steve Staller, secretary

The meeting was called to order at 7:00 pm. The following agenda items were discussed:

1. Roll Call: Brune stated that, with members present and proxies held, a quorum of members was present. Brune introduced the board members.
2. Proof of Notice: Brune stated that notice of the annual meeting had been sent out to all members via US mail and posted on the mailbox 30 days prior to the meeting.
3. Reading of 2014 Annual Meeting Minutes: Fitzsimons moved to accept the minutes as published on the webpage. Motion was seconded and carried without objection.
4. Election of Directors: Amy Schulte and Linda Gonzalez were nominated and elected unanimously by affirmation without objection. Bill Davis and Steve Staller will roll off after serving three years on the Board. Steve Collings will serve as the new Board President and other officers will be elected by the new Board.
5. President's Address: Brune stated that the POA was in excellent financial health. Repairs had been made to the road edges at the park and the mailbox, along with several potholes on the "orphan section" of Willow Springs Dr. Plans to seal cracks and resurface all roads within the filing were deferred last year, until the completion of construction at the Lappe/Sherry residence. Bids solicited last year were around \$6000 for gator repair and crack sealing, while road surfacing with chipseal or slurry were between \$39,000 and \$48,000. New bids will be solicited by the board and construction plans will be communicated to all homeowners.
6. Treasurer's Address: With cash on hand, we have a total of approximately \$120,000. A significant portion of this will be allocated to road repair and re-surfacing this fiscal year. Some challenges were encountered with the snow plow vendor, although we remained under budget for the year. The plow operators damaged some areas near the park, the intersection of Wild Plum and the mailbox area. The damage was repaired by the vendor. In addition, some homeowners expressed concern that the roads had not been adequately plowed during some storms. Discussion ensued regarding increasing the plowing budget, whether ice

slicer/sand should be more aggressively applied and/or whether we should have multiple plowings during larger storms. The Board discussed the current process for determining plowing requirements and will take these concerns under advisement in negotiating a new plowing contract for next winter. Gordon Scheig was thanked for his efforts in managing the plowing process.

7. Improvements to DeWolfe Park: Marie Gulbeck led efforts for several improvements to the park. Concrete edging was poured around the rock areas and a dog waste station was installed. A Horizontal Ladder has been ordered and will be installed during a volunteer work day this summer. Marie was thanked for her efforts.
8. New Business: 8b last paragraph "sent a" should read "send" Also the rest of the paragraph should be adjusted to read "send along with posting the minutes on the website"
 - a. Treehouse: A discussion was held regarding the status of the treehouse. Several homeowners expressed support for keeping the treehouse, mentioning that it is a fairly solid structure and that it is used by neighborhood children. In order to minimize our exposure, the Board agreed to determine whether adequate liability insurance was in place. The Board confirmed that the current policy with \$2M individual/\$4M aggregate liability limits was sufficient.
 - b. On Street Parking/Exterior Lighting: The issue was raised that some homes have bright exterior lighting and that some on-street overnight parking was occurring. The Architectural Control Guidelines state the following
 - i. "Off street parking must be provided for all vehicles parked overnight."
 - ii. "Campers, boats, pickups, vans and other RV's shall not be stored on the owners property unless stored inside the garage"
 - iii. "Any exterior lighting installed on any lot shall be indirect or of such controlled focus and intensity as not to disturb the residents of adjacent properties"

The Board agreed to send a correspondence to all homeowners, along with posting the meeting minutes on the website, reminding homeowners to be cognizant of their exterior lighting and of the requirements re off-street and RV parking.

- c. Noxious weeds in the drainage along the golf course: Noxious weeds are growing in the drainage along the 16th hole of RRCC and some erosion has been noted along the culvert. The Board agreed to investigate who is responsible for this area and to request or initiate actions for weed abatement.

9. Adjournment: The Board meeting was adjourned at 8:00 pm.
Respectfully submitted: Steve Staller, Secretary, June 21, 2015