

Willow Springs Filing 3 Property Owners Association  
Morrison, Colorado  
Board of Directors Meeting, March 24, 2015  
Minutes

Board members attending:

Jurgen Brune, president  
Bill Davis, vice-president  
John Avey, treasurer  
Steve Collings, At-Large  
Steve Staller, secretary

The meeting was convened at 7:30 pm. The following items were discussed:

1. Marie Gulbeck made a presentation to the board on behalf of the Park Committee, regarding potential improvements to De Wolfe Park. Items discussed included; a) concrete edging to the rock areas, b) new playground equipment, c) dog waste bags and c) general cleanup of the park. Marie requested a bid from Playcraft, which will be reviewed by the board when received. A park cleanup day will be scheduled and discussed at the HOA Annual Meeting.
2. A draft agenda for the Annual HOA meeting was presented and discussed. Jurgen will call RRCC to determine the date of the meeting based on their availability. (Due to clubhouse construction at RRCC the annual meeting date was set for June 16<sup>th</sup>.) Colorado Management will send notice to all homeowners by mail and notices will be posted at the mailbox.
3. Corey Lyons submitted plans for a replacement deck. The plans were reviewed and approved.
4. Damage at the park, Linda Gonzalez's house and the mailbox caused by Valley Crest during recent snow plowing were discussed. Jurgen will call Steve Smith (Valley Crest rep) to discuss remediation plans.
5. The tree house built by George Yost in the open space adjacent to the park was discussed. Some board members expressed concerns regarding potential liability should there be an accident there. Disposition of the tree house will be discussed at the annual meeting.
6. Bill Davis and Steve Staller have completed their terms and will be rolling off the board this year. Potential new members were discussed and will be contacted to gauge their interest in running for election. Jurgen Brune plans to remain on the board but is resigning his position as president. The board nominated and elected Steve Collings to serve as the new president.
7. The delinquent account at 16730 Wild Plum Cir. was discussed. The home has reverted to the previous owners who were apparently carrying the note on the

mortgage. On behalf of the Board, Colorado Management contacted the current owners regarding the past due account. In light of the extended delinquency and the failure to comply with a previous payment plan on the property, the Board will instruct Colorado Management to notify the owners of an intent to file lien, unless the account is brought current within 30 days.

8. Now that construction on the final lot within Filing III is completed, the Board will pursue options for resurfacing the roads. In the interim, Bill Davis was given approval to contract with Rocky Mountain Paving to repair the crumbling road edges at the corner of DeWolfe Park and at the mailbox. The Board will solicit new bids for resurfacing all roads within the filing this year.

The Board meeting was adjourned at 9:00 pm.

Respectfully submitted:

Steve Staller, Secretary