

Willow Springs III HOA Board Meeting October 8, 2018

The meeting was called to order at Foothills Environmental, Inc. 11099 W. 8th Ave, Lakewood, CO at 6:30pm. Present: Linda Gonzalez, President; Jurgen Brune, Vice President; Jane Roe, Treasurer; Kathy Riley, Secretary; Phil Pettus, At-Large.

The Surety Bond Application forms were distributed to each board member to fill out and return to Kathy Riley for further processing at State Farm Insurance. Ryan from K3 Management will fill out his portion of the forms at Bruce Riley's State Farm office. The Bond is required by our governing documents.

Architectural Approvals:

16252 Wild Berry Road-Structure Approved
16255 Wild Berry Road- Landscape and driveway Approved
16405 Wild Berry Road - Solar Panels Approved
16580 Wild Plum Circle- Paint colors Approved

Open Space:

The BOD feels that we need to have more communication from our Open Space Representative with the BOD regarding current Open Space issues. The Board received a letter from the President of Willowbrook regarding a proposed per household dues increase that Filing III was not aware of. Linda will send an email to John Avey regarding the importance of regular communication from our Representative regarding pertinent Open Space issues.

Mountain Villages Development update:

The new (2nd) proposal by the developer has not changed and the BOD will send a letter to Mike Madrid, Senior Planner, Planning and Zoning for Jefferson County continuing to reiterate our objections to the proposal. Letter attached to hard copy of minutes.

Financials:

- Total cash (operating and reserves) is \$126,400 as of 8/31/18.
- Year to date budget variance of (\$647)
- Working with K3 to reconcile accounts receivable as reported by Colorado Management.

New Business:

Snow removal contract with Sa Belle's has been signed.

Discussed using Kevin/Professional Garden Services to maintain the park next year. The BOD is concerned about the condition of many of the mature trees that are in our common areas and need attention.

The final activity of the evening was reviewing all previously stored documents from Colorado Management and to purge those that are not needed and to keep those that the HOA is required to keep.

Respectfully submitted,
Kathy Riley, Secretary

