

Willow Springs Block 3 Property Owners Association

Board meeting minutes for November 13, 2017

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

Meeting called to order at 5:40 p.m.

1. Minutes from August 27th meeting approved.
2. Architectural reviews: Approved
 - a. 16340 Wild Plum Cir. Upper deck: stone veneer surround and clear railing
 - b. 16580 Wild Plum Cir new deck material (Trex® Transcend).
3. Parking at Whale Rock trailhead.
 - a. Filings 1 and 2 requested board input on non-resident parking at the Whale Rock trailhead. Cars without Open Space tags have been vandalized and/or ticketed.
 - b. The Board concluded that this was not a Filing 3 issue but recommended additional tags and stickers be provided.
4. Open Space Scrub Oak removal
 - a. Willow Springs Open Space (WSOS) is currently working with the State Forest Service to develop a fire mitigation plan. They will be applying for a grant to implement removal of designated trees to reduce risk of fire in our neighborhoods. The Board supports this plan. Further information will be send to residents who may be impacted as the Board receives such information from WSOS.
5. Review of financial statements
 - a. There are discrepancies in the Waste Management billing. Linda Gonzalez is working with Terry Bender to correct.
 - b. The Waste Management contract is subject to a 3 year auto-renew as of Nov. 8. Increases are limited to 4 percent per year and the current billing is \$2,695 per quarter.
 - c. The budget has not changed in several years. Total net variances are not balanced because cost increases have not been considered in the budget.
 - d. Decision was made to review each budget line item and update to current costs where necessary.
 - e. Dues may need to be increased to account for rising expenses. The HOA needs to have sufficient funds in reserves to pay for road repairs, culvert maintenance and any other unusual expenses.
 - f. Jane Roe will work on the initial budget revision and present to the Board.
 - g. Each household pays WSOS dues in the amount of \$25 per year.
6. Meeting adjourned at 6:45 p.m.

Minutes respectfully submitted by
Jane Roe
Secretary