

Willow Springs 3

Minutes

HOA Board meeting January 17, 2022

Jane Roe called meeting to order at 6.35 p.m.

Attendees: Phil Pettus, Sarah Halloran, Kia Gudewicz and Jane Roe.

Kathy Riley was not able to attend due to illness.

Covenant enforcement: The homeowner with outstanding covenant issues has complied with the request to take down property line caution tape. The board will continue to try to work with them regarding the Waste Management issues and the multiple trash cans at the bottom of driveway. Fines will be waived as other residents have not been requested exclusively use the WM trash cans. It was noted that another resident has put up a rope marking the property line and should also be contacted by the HOA.

Financial: On the 12/31/21 financials the reserve contribution of \$30/month was deposited in the operating account instead of capital reserves. K3 will transfer the money and do so each month forward. The reserve contributions from 7/21 to 12/21 were \$9,360. The adjusted capital reserve account balance is \$116,936 at 12/30/21. We began the year with a balance of \$102,565.

It appears that we will come in under budget on expenses for the year unless we experience unusually high snow plowing costs to end the year. The money we spent to acquire NML (approx. \$950) is classified in non-operating expenses-Asphalt/Roads.

Snow removal – snow removal has been adequate but could be improved. SaBell's will be contacted with our concerns.

Board vacancies – There will be one possibly two Board member vacancies at the end of the fiscal year. We need to start looking for replacements.

Annual meeting is scheduled for April 27th at Red Rocks Country Club. They are charging \$200 this year.

New business: We should invoice the filings that use No Man's Land Road for the road repair expense of \$1,600. There is a precedent for this if it is done on a prorated basis. Phil will draft the letter to the HOA Presidents.

Meeting adjourned at 7:25 p.m.

Minutes respectfully submitted by

Jane Roe, President