



Meeting Minutes

Call to order

A meeting of Willow Springs HOA Filing 3 was held at Herb Cunitz residence on March 3, 2026 at 5:30 pm.

Attendees

Attendees included the following Board members:

Mike Windemuller

Diane Servas

Herb Cunitz

Linda Gonzalez

Approval of minutes

A quorum was present to start the meeting. The minutes from the previous meeting were approved and seconded.

Reports:

Roads

Roads seem to be holding up well. There are 2 spots where water is pooling that will be addressed during the warranty review. Mike Windemuller to perform 1-year warranty review with vendor when we hit the one-year mark later this summer. Getting bids to add speed bump back in near the mail boxes on Willow Springs Drive. Stop signs to be moved closer to intersection with the addition of thick white lines painted on the road to help encourage stoppage at the intersection.

New Business:

- Fire Mitigation:** With the recent drought and wind, fire mitigation for the Willow Springs 3 HOA properties (Park & Vacant land next to 16461 Wild Plum Cir, plus mailbox area) is a concern. Three bids were obtained for removing dead and overgrown trees plus thinning excess vegetation with the intention of reducing

flammable materials in case of a wild fire. Board approved bid from Absolute Tree Care. Work to occur in March. Email to be sent to homeowners regarding fire risk and fire mitigation.

2. **Signage**: New no soliciting sign to be purchased and will be installed in place of neighborhood watch sign to help reduce solicitors.

3. **Culverts**: Several of the culverts need cleaning. We have on bid for cleaning 2 of the worst culverts. A second bid to be obtained and reviewed before selecting a contractor.

5. **Treasurer Report**: Financials in good shape. Treasurer to contact Property Management company regarding special assessment balance and delinquent HOA dues.

6. **Annual HOA Meeting**: Looking to schedule annual meeting for April 21, 22 or 23. Extending an invitation to Firewise for presentation at the annual meeting.

Linda Gonzalez
Secretary

3/4/26
Date of approval
