

Willow Springs Filing 3 HOA

Meeting Notes: 032524

The board meeting was called together at 3:15pm on March 25th. Multiple topics were discussed by the board.

1. **Snow removal:** Multiple complaints were received by residents after the recent, large snowfall. Multiple residents had their driveways 'plowed in' by the plow service. Kia will contact our snowplow service to get pricing options for the plow service to proactively plow out the street end of resident's driveways to ensure there are no large snow berms at the end of the driveway. These options will be presented at the annual meeting.
2. **Roads:** Mike Windemuller has been working with multiple road paving services to document pricing options for doing a full 'mill & overlay' on our filing 3 roads. This will probably be needed in 5 years, assuming we do annual maintenance on our roads to fill potholes and manage any issues that arise. Our filing is looking to align the timing of our road project with that of other filings to lower our total costs. The expected costs were discussed as well as options for a one-time assessment vs. an increase in monthly dues now to build a reserve for the road project. These options will be discussed at the annual board meeting before any dues increases are instituted, but a significant increase will be necessary to plan for the road project.
3. **Budget:** The budget was reviewed and discussed. Generally, filing 3 is on target with our budget. We did have some overages for more snow removal than initially expected, due to the frequency of storms this past winter. Other special projects discussed included: fire mitigation, culvert cleaning and park tree removal.
4. **Annual Meeting:** Mike took an action to schedule the annual meeting at the RR Club sometime in early May. A notice will be sent out in advance to the residents.
5. **Board Members:** All existing board members, except Sarah Halloran, will remain on the board for 2024. Sarah has resigned as she is moving out of the area. New board members are required, especially as Treasurer. New board members will be nominated at the upcoming annual meeting.
6. **HOA Rules:** HOA rules were discussed that are currently being violated and how best to enforce. This includes residents with trailers parking for long periods on the street and dumpsters in the street for long periods during renovations.

The meeting was adjourned on March 25th at 4: 30pm.