

## HOA Willow Springs Filing 3 Board Meeting

April 7, 2021

The Meeting was called to order at 6:30 pm at 16282 Wild Plum Cir. Present; Jane Roe, President, Phil Pettus, Treasurer, Sarah Halloran, Member at Large, and Kathy Riley, Secretary. Absent; Kia Gudewicz, VP.

The Budget for 3/31/21-2/31/22 was presented by the treasurer, Phil Pettus and with a few revisions via emails, it has been approved. There still needs to be a reserve analysis done as road repairs are the most expensive part of our long term budgeting. A dues increase could be in our future. We increased Professional fees from \$300 to \$325 and legal fees from \$500 to \$1000. Postage is being increased from \$50 to \$200. Open Space budget is \$2,200 but our charge was \$2,600 and fish stocking is \$250.00 Grounds care budget is \$3,000.

Board member opening were discussed; Jane has an unexpired term and does Kathy, Phil, Kia and Sarah.

Architectural Approvals have been given via Board emails.

1. Gonzalez approval of dog run fence next to the side of the home.
2. Gudewicz Stucco color; garage doors
3. Roe remodel; chimney removal, windows and door

The Joint committee road update report is attached

Mountain Village update; the developer has presented basically the same plans as before and the Committee is monitoring the developments and our Filing 3 will let the Committee use our time for comments and concerns with Jefferson County regarding this development.

Website: Jurgen has been keeping our website current but needs to retire from this so Sarah has volunteered to look into the website upkeep.

The solar light at our mailbox is not working and needs to be replaced so Phil was going to look into that. The signs in the neighborhood still need repainting as was discussed at our last meeting.

Our Annual Meeting will be limited to the 5 board members and 15 homeowners and the rest of the community members can access the annual meeting via ZOOM which Sarah is setting up. The meeting is set for Thursday, May 6, 2021 at 6:15 pm in the Conference Room at Red Rocks Country Club.

With no further business to come before the BOD, the meeting was adjourned at 7:50pm

Respectfully submitted,

]Kathy Riley, Secretary