



Meeting Minutes

Call to order

A meeting of Willow Springs HOA Filing 3 was held at Red Rocks CC on April 9, 2025 at 5:45pm.

Attendees

Attendees included the following Board members:

Kia Gudewicz

Mike Windemuller

Diane Servas

Shelley Leyba

Herb Cunitz

Approval of minutes

The minutes from the previous meeting were approved and seconded.

Reports

Mike Windemuller provided a roads status.

Mike had 3 vendors do site visits in early April and update their bids.

Marin Marietta: \$363k

Foothills Paving and Maintenance: \$318k

Asphalts Coatings Company: \$279k

Martin Marietta is the preferred vendor based on their experience, the detailed nature of their bid and their allowance for contingencies. Mike will work with all 3 vendors to ensure they are all bidding the same terms and then negotiate any available price reductions. Martin Marietta's price has remained consistent since our November Board meeting, which means the homeowner's special assessment amount of \$3,750 is still sufficient to cover the project and the expected amount to be paid in June.

Mike is working with the other filings to ensure they will contribute their appropriate share to the roads assessment and all filings have agreed to pay their appropriate share.

Timeline:

1. Choose contractor by 5/15
2. Determine homeowner special assessment amount by 6/1
3. Provide homeowners notice on June 1 as to the exact amount of funds required per household. The funds must be received from all homeowners and the other filings by 7/1. Homeowners should expect to pay K3 through their standard homeowners account. Please do not pay in advance as the final amount will be listed in your homeowners account by June 1.
4. Start work on the roads by 8/1

Our reserves have remained consistent and we will continue to put \$100k from our reserves towards the road costs. We will keep approximately 1.5x our annual budget (\$40k) in reserves for future unplanned expenditures. This will allow us to keep our monthly homeowners fees at the same level while completing the roads project.

Kia reviewed our snow plowing with Sabellas to ensure the billing was correct. Snow removal in 2024/5 was about \$5k less than 2023/4. We will use a shared Google sheet to track snowplow days and match this against future snowplow bills.

Mike brought up our culverts. It was agreed they are good for now and we will keep an eye on them for future clean-up.

Diane brought up a discussion regarding short term rentals and their usage in the neighborhood. It was agreed we need to check our covenants to see if there are any limits on short term rentals.

Signage:

We will keep the speed limit sign on Willow Springs drive near hole 15 tee box and Mike/Herb will reinstall it with concrete this summer.

We will keep the stop signs at the mailbox for safety reasons and look at removing the speed bump at the mailboxes.

Annual Meeting Topics:

We are looking at dates for scheduling the annual meeting. Some topics for the annual meeting include:

Roads project

Short term rentals and the community's support of this

Architectural committee review process

New business

Herb Cunitz

Secretary

04/09/2025

Date of approval