



Meeting Minutes

Call to order

The annual meeting of **Willow Springs HOA Filing 3** was held at **Red Rocks Country Club** on **April 22, 2026** at **6:00 pm**.

Attendees

Attendees included the following Board members:

Mike Windemuller

Diane Servas

Herb Cunitz

Linda Gonzalez

Shelly Leyba

A quorum was present to start the meeting.

Approval of minutes

The reading of the 2025 annual meeting minutes was waived by a motion, seconded and approved.

Reports:

President's Address:

Roads were repaved in 2025. Mike Windemuller will meet with paving company in June to address any road issues that will be covered by the one-year warranty. Paving company will re-install speed bump (same location) at that time, and add white lines on the roads at the stop signs at the Wild Plum and Willow Springs Drive intersection.

Fire mitigation was completed at the park and vacant lot between 16461 and 16701 Wild Plum Circle.

Culvert cleaning will be done in 2026 for those culverts that are totally blocked.

Treasurer's Report:

Current combined balance in our operating account and reserve account totals \$92,000.00. Reserves are currently at \$61,000 which is adequate right now. It is recommended that we build reserves to around \$100,000 over the next 3-5 years so we have adequate funds to avoid special assessments. 2025-2026 expenditures were slightly under budget mostly due to lack of snow. No problems with late payments. No dues increase planned at this time. 2026-2027 budget was presented and approved.

New Business:

- 1. Fire Wise:** Suzanne McCarry spoke on behalf of Fire Wise. Our HOA currently has recognized as a Fire Wise community. Fire Wise sign to be posted at the entrance to the filing. May is wildfire preparedness month. There will be a dumpster at DeWolfe park on May 2, 2026, for homeowners to use for disposal of yard debris. This includes weeds, grass clippings, pine cones, etc. Fire Wise is sponsoring a slash day on May 30, 2026, for tree limbs. Please sign up by email: wsfirewise@gmail.com. Place limbs at the top of your drive way for slashing. This is volunteer based, so please assist with feeding limbs into chipper. This is the last slash day funded by a grant received by Fire Wise. Adding fire mitigation to HOA budget to help fund some of these costs going forward. Fire Wise is still conducting home evaluations. Report any fire mitigation work done by individual homeowners to Fire Wise. Fire Wise is also looking for contractors to do gutter cleaning for homeowners.
- 2. Signage:** New signs installed. Will add Fire Wise Sign to an existing sign pole.
- 3. Open Space:** Suzanne reported for Todd Houghton that Open Space received a significant grant for fire mitigation. They evaluated the highest risk areas based on fuel, wind and several other factors. The areas to be mitigated are Juniper Hill, the area below Falcon Ridge and some areas near Whale Rock. They are looking to schedule this in June.
- 4. Picnic:** Annual picnic to occur again in late summer. Looking for someone to organize.
- 5. Reminder:** Major exterior home renovations need HOA board approval before proceeding. This includes decks, painting and major changes to landscape.

New Board Members:

New board members are Steve Roe and Suzanne McGarry.

Meeting was adjourned at 6:53 pm.

Linda Gonzalez

Secretary

4/23/26

Date of approval