

Willow Springs Filing 3 HOA

Annual Homeowner's Meeting - April 26, 2023

The meeting was called to order at 6:00pm at Red Rocks Country Club. Present were Kathy Riley- President, Kia Gudewicz-Vice President, Mike Windemuller- Special Projects/Roads, and Sarah Halloran-Treasurer/Acting Secretary. There were 24 households in attendance and a quorum was established.

Kathy Riley gave a review of the year:

-Thanks to Bob, Myron, and Mike for wasp removal at the mailboxes.

=Thanks to Chad Wisenhunt for donating roofing material at the mailboxes.

-Thanks to JoAnna DeWolfe who donated a sum of money for the continued maintenance of DeWolfe park.

-Reminder: drainage ditches are your responsibility to clear of debris/growth. Any drainage that goes under your driveway or is in your yard is your responsibility.

-The state legislature passed additional HOA regulations which required us to have an attorney draw up new documents. Those will be ratified by the Board once they are complete.

Sarah Halloran, Treasurer, gave a budget update. We remained mostly on budget this year, except for snow removal and trash. Snow removal was about \$9,000.00 more this year than in the past year due to a harsh winter and inflation (\$13k in 2020/21 vs \$22, 280 in 2021/2022). We will need to increase our budget line for this in the 2023/2024 budget. Additionally, our trash removal went up a \$1,000 due to inflation and gas prices. We will also increase this line item in the budget for next year. As of 3/31/2023, the HOA has \$141, 088.83 in the reserve account and \$12, 849.58 in our operating bank account.

An \$8/month increase over the current dues of \$100 was included with the proposed 2023/2024 budget. However, at the meeting, homeowners expressed they would like to make it an even \$10 increase. That motion was made and voted yes by all in attendance to approve the budget with a \$10 dues increase for total dues of \$110/month.

Mike Windemuller gave an update on our roads:

The work Willow Springs 1 & 2 did on the roads has not been fully completed (they need to pave the part of No Man's Land road that is theirs).

No Man's Land road (Willow Springs Drive between the golf course and horse stables) flooded last summer during a large rainstorm and we may need to look into a culvert under the road at some point. Will need to speak with Willowbrook and possibly the country club about this.

Mike discussed what portions of our roads need to be repaired with infrared and slurry cracks. In about 2 years we might need a slurry coat (this would last an estimated 5-7 years).

Currently, No Man's Land Road and WS3's part of Willow Springs Drive needs the asphalt replaced. That cost would be shared with the other upstream filings. Mike is in the process of getting multiple bids. The Board is doing our best to keep costs down and get competitive bids. The current climate (inflation and supply chain issues) means that the bids are increasing often.

We have received poor communication from Waste Management and the Board will look into some bids from other trash companies.

Open Space Update- Todd Houghton-

-Todd has open space tags if you need them. They are good through 2024, be sure to have them visible in your parked car if parking at trailhead and on your bike.

-The Open Space Board is finishing up a new downhill mountain bike path. They have also added two new benches and continue to do maintenance.

-There will be a fire mitigation seminar held in May, all are welcome to attend.

With no further business to come before the board, the meeting was adjourned at 7:06 p.m.

Respectfully submitted,

Sarah Halloran, Treasurer/ Acting Secretary.

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Treasurer/Acting Secretary