

Willow Springs Filing 3 Annual Meeting

April 27, 2022

The meeting was called to order by Jane Roe, President, and a quorum was verified (need at least 17 for a quorum) Board members Sarah Halloran, Kathy Riley, Kia Gudewicz, and Phil Pettus were present.

The reading of the 2021 Annual Minutes was waived by a unanimous vote.

Mike Windemuller was elected to fill a vacancy left by Phil Pettus who is resigning due to health issues.

Jane Roe, President, gave her report on the State of Filing 3. The \$30 a month dues increase has successfully increased our reserves. There were several architectural approvals during the year and some covenant issues that were addressed.

The Board again affirmed the purchase of No Man's Land Road and the repairs spent to date to fill the potholes. An entire analysis of the Filing 3 roads as to repairs/replacement will be conducted in the coming months so the BOD will have a better idea of future road costs. There was some discussion as to having a road survey done to see exactly where our part of Willow Springs Drive "No Man's Land" ownership begins

The Filing 3 website with GoDaddy has been hacked and it is currently frozen. There were no volunteers at the meeting to assist with the solution to this issue but the BOD will try to get some resolution as that is where our documents are shared for the Filing 3 residents.

Jackie Yost brought up the covenants and that many are outdated so she, Bob DeRaad and Jurgen Brune have volunteered to look at the covenants for appropriate revisions.

Financials: Phil Pettus presented the budget for 2022-2023. Reserve account has \$121,619 as the \$30 a month goes straight to reserves which equates to about \$19,000 a year. We were about \$2500.00 under budget even with the snow plowing of the streets. The consensus of those present was that everyone was satisfied with the plowing. That alone is 12k-13k a year. The 2022-2023 budget was approved by majority vote.

The maintenance of Filing # 3's owned property is a concern. Proper weed control and the health (watering) of the trees as well as spraying is of utmost importance. Weed control of noxious weeds was also brought up. Kathy Riley will contact the Red Rocks Country Club GM to get a status on weed control on the golf course property that joins our property. It was brought to the BOD's attention that the roof over the mail box area needs new shingles also. Our signs will be painted this summer. There was some question as to the property lines of the golf course behind Bowen's and Avey's house.

John Avey, our Open Space representative, gave an update on Open Space. A pilot program has been suggested to have one of the high trails (Pipeline) for bikes only. And Mt. Lindo for hikers only. Again, this is a pilot. The question of E bikes on the trails was brought up and right now there is no restriction for E bikes. John Avey was thanked for his time representing Filing 3 with Open Space and Todd Houghton has volunteered to take over the position. Marie Guldbeck was thanked for her dedicated service to our playground area.

Fire mitigation has taken place below the homes on the ridge. About \$7500 plus grant of \$3000 has been allotted to taking out brush and highly flammable brush, and scrub oak. There was a concern raised that

if too much is taken out, there is a risk of a mudslide should an intense rainstorm occur. There are also concerns about general fire mitigation of our individual homes since the Marshall Fire and it was suggested we get West Metro out for a fire mitigation refresher for all of us.

Board member, Sarah Halloran, presented Jane Roe with flowers thanking her for all her years of her work on the board as Jane announced that she will be leaving the board.

With no further business to come before the Board, the meeting was adjourned at 7:30pm

Respectfully submitted

Kathy Riley

Secretary.