

Minutes HOA Board Meeting April 30, 2020

Meeting called to order by Jane Roe , President at 6:00pm. Present: Phil Pettus, Treasurer, Kathy Riley, Secretary, Kia Gudewicz, and Sarah Halloran. Sarah has been approved as the replacement board member of David Longenecker who has moved out of Filing 3.

Format of the Annual Meeting. With all the restrictions in place for gatherings of more than 10 people, the board tossed out several ideas regarding our Annual Meeting. At the De Wolfe Pak in June, in person—possibly July or conduct a Zoom Meeting. The Board thought an outside meeting at the park might be a good alternative but no concrete decisions have been made.

Phil Pettus presented the budget for 2020-2021 which was approved by a voice vote. The board did discuss the amount of snow removal last year but agreed that it is in the best interests of all the residents to provide safe roads during our snow season. Elk Creek was approved to do the weed control/spraying for Filing 3 for 2 years.

Open Space updates were provided and John Avey is still our contact for Open Space and for providing tags for the use of Open Space. There was no update on the Mountain Villages plan.

The Board has had repeated complaints from a homeowner regarding vehicles parked in the street in front of 16294 Wild Berry Road in the cul-de-sac. The Board will ask the other HOA's in Willow Springs for their enforcement rules so we have some starting point on how to enforce what Filing 3 already has in the governing documents. Several letters and emails have been sent to Mr. Lamond with no response. The inoperable vehicle parked in Simms driveway also has initiated several complaints by a homeowner; The vehicle has since been covered up. Karen Simms is having drainage issues from above her house causing silt/debris to come into her yard and requested Filing 3 HOA be involved in its resolution.. The Board responded that it is not our property and that we have no jurisdiction to spend money or mitigate the drainage issues.

Phil volunteered to look at our Rules and Regulations for possible solutions to reoccurring violations.

Board Members for 2020-2021. Jane wanted to confirm that the board members were all remaining on the Board. Kathy Riley's 3 year term is up. Everyone has agreed to stay.

The "No Man's Road" still needs to be addressed as it is starting to deteriorate in areas. It was recommended that a Task Force be formed as the resolution of this issue will have to be a legal one.

The Board discussed how to manage Architectural Review requests. The Filing used to have a separate committee to do this but over the years, the Board became the review committee. Copeland's new rear deck has been approved and Windemuller's privacy fence has been approved as they conform to the Architectural rules and regulations.

The Filing 3 tax return for last year has been filed.

With no further business to come before the board, the meeting was adjourned at 7:20pm

Respectfully submitted
Kathy Riley, Secretary.