



Meeting Minutes

Call to order

A meeting of Willow Springs HOA Filing 3 was held at Red Rocks CC on May 15, 2025 at 6pm.

Attendees

Attendees included the following Board members:

Kia Gudewicz

Mike Windemuller

Diane Servas

Shelley Leyba

Herb Cunitz - absent

Approval of minutes

The minutes from the previous meeting were approved and seconded.

Reports:

Roads

A quorum was present to start the meeting.

Mike Windemuller provided a road update with recently updated bids from 3 companies. Asphalt Coatings was selected as the company we would use to repair the Willow Springs Filing 3 roads. They are a highly reputable company what came with multiple recommendations, and they provided the lowest bid for similar work. The special assessment has been reduced from \$3,750 to \$2500 due to price negotiation and the selection of Asphalt Coatings. A breakdown of the agreement will be posted to the website later.

New Business:

1. There is a concern about the open space next to the Pinto's house and any precautionary fire mitigation. We will work as a community and with the Firewise group to clean up this area. We will then assess if a company needs to be hired for additional clean up. The area next to the park is also of concern and will be evaluated.

2. Short term rentals are not permitted in our Willow Springs Filing 3, as per the approved CCR's. However, long-term rentals are acceptable. We will double check the covenants to determine the minimum stay is 6 months or 1 year.

3. Reminder- we live in bear country! Please do not put your trash bins out until the morning of on garbage day.

Election of new board members:

Kia Gudewicz will be stepping down from the board once the road issues are finalized. Linda Gonzales has volunteered to join the board. If anyone else is interested, please let the board know.

The budget was approved, and the meeting was adjourned.

Herb Cunitz

Secretary

05/15/2025

Date of approval