



Meeting Minutes

Call to order

A meeting of [Willow Springs HOA Filing 3](#) was held at [Red Rocks CC](#) on [May 22, 2024](#) at 6pm.

Attendees

Attendees included many homeowners plus the Board members listed below:

Kia Gudewicz

Mike Windemuller

Diane Servas - not present

Herb Cunitz

Approval of minutes

The minutes from the previous meeting were approved and seconded.

Reports

Fire Awareness:

The local fire department presented fire awareness to the community. This included how best to mitigate fire damage through preventative maintenance and clearing of brush around our homes. They also discussed numerous programs/grants available to homeowners to get a fire mitigation survey for their specific home. Multiple people signed up with the fire department for a free fire mitigation survey.

Willow Springs Monument Sign:

Multiple proposals were presented by the board and discussed for how to improve the monument sign and the two side areas at the entrance to Willow Springs Drive across from the Red Rocks CC entrance. A final proposal was selected and approved to move forward. This proposal includes clean up of the respective areas, removal of existing weeds/grass/rocks, filling in the irrigation containers and then adding weed mitigation barriers, river rocks, 3 boulders, and potentially some drought resistant plants.

Road Repair:

Mike Windemuller presented multiple options on how to repair or replace our aging roadways. The roads have been patched over the years and have not had a complete re-do for over 25 years. The recent patchwork is not holding up due to weather events, snowplowing and the deteriorating age of our roads. A map was provided showing the roadways we 'own', which

includes Wild Plum Circle, Wild Berry Road, the roadway along the 15th hole and the Willow Springs extension from the stables and extending about ¼ mile South.

Options:

1. Repair the roads now. This is the lowest cost alternative but will only provide a temporary fix, probably less than 5 years before we have to do a complete mill and overlay. This would also subject the cost to future oil price increases which may increase the overall cost of the work.
2. Replace the roads now with a complete mill removal and new asphalt overlay. This is a higher short term cost alternative but will be the lowest over time as the roads will be repaired correctly and should last 20+ years.
3. Increase the mostly dues to build a reserve for road repair. This would increase the dues from approximately \$100/month to \$250/month.
4. Levy a one time assessment to all Willow Springs filing 3 homeowners for the road repair.

An informal vote was held and the majority opinion was to replace the roads now(2024/25) and utilize a one time assessment. The Board agreed to update the proposals with the contractors to determine the best bid fro complete road replacement in late 2024 or early 2025. There will be another board meeting held in July for all homeowners who wish to attend to hear the final proposal and timeline.

New business

A request for new board members was solicited. Our recent Treasurer, Sarah Halloran, moved out of the area and the position is vacant. Cindy Lapp volunteered for this role. We would also like to add an additional board member. Shelly Leyba volunteered for this role.

Herb Cunitz

Secretary

052224

Date of approval