



Meeting Minutes

Call to order

A meeting of Willow Springs HOA Filing 3 was held at Diane Servas home on July 14, 2025 at 4:30pm.

Attendees

Attendees included the following Board members:

Kia Gudewicz

Mike Windemuller

Diane Servas

Shelley Leyba

Herb Cunitz

Linda Gonzalez

Approval of minutes

A quorum was present to start the meeting. The minutes from the previous meeting were approved and seconded.

Reports:

Roads

Mike provided an update on the roads. The project begins this week and notices of work schedules have been sent out to all homeowners via email.

There are 5 people remaining who have not paid the special assessment. Mike, Diane and Shelley will contact the remaining homeowners to see if they are late on their payment, require more time or not planning to pay. As of now, only one homeowner has stated they will not pay the assessment. Once all delinquent homeowners are confirmed this week, Diane and Shelley will draft and email to be distributed alerting the homeowners of their payment responsibility, as per the CCR's, and then start the process of charging interest and instituting a lien on the home. Mike has also alerted the real estate agent

of the homeowner that will not pay the assessment so the agent knows what is coming and it's potential impact on the sale process.

Mike has coordinated with all the filings for their respective payments. All have agreed to fund their portion of the roads, except Filing 4. Mike will contact them again.

New Business:

1. **Fire Mitigation:** 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 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. Linda, Shelley and Herb will walk the open space property, as well as the playground area, to determine the extent of clean-up required and report back.

2. **Culverts:** Some of the culverts are partially blocked, but still flowing. We will evaluate and repair any culverts as part of the 2026 projects.

3. **Architectural guidelines:** We agreed an update is required for the architectural guidelines. No timeline was determined for completion.

4. **Playground:** Some homeowners have asked to update the playground. Any interested homeowner should get a proposal and submit it to the board. We will need to check on any insurance implications and determine if the HOA is willing to provide any funding.

Election of new board members:

5. **Board Members:** Kia Gudewicz will be stepping down from her official duties on the board, but will continue to assist the board in their duties. Linda Gonzales has volunteered to join the board. If anyone else is interested, please let the board know. New board roles for the next year were selected and are as follows:

President - Herb Cunitz
Diane Servas - Vice President
Shelley Leybas - Treasurer
Linda Gonzalez - Secretary
Mike Windemuller - Member at Large

The budget was approved, and the meeting was adjourned.

Herb Cunitz

Secretary

07/14/2025

Date of approval