



Meeting Minutes

Call to order

A meeting of Willow Springs HOA Filing 3 was held at Herb Cunitz on August 26, 2025 at 6 pm.

Attendees

Attendees included the following Board members:

Mike Windemuller

Diane Servas

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

Roads are complete. We have approximately \$9900 remaining in the road budget from the contingency that was noted needed during paving. These funds will be used to correct the erosion problem on Wild Plum Circle (16761).

This will be done to make sure the roads do not break away as erosion occurs from water runoff. Two bids were received. Both were just under \$6000. Expect scheduling in late October. Additionally, the speed bump will be re-installed near the old location and the stop sign will be push north closer to the intersection so cars are not stopping on top of the speed bump. Mike will continue to monitor roads for the next year while they are still under warranty. Payment will be made to the paving company leaving \$50,000 in our reserve account and approximately \$17,000 in the operating account. All other filings have paid their share except for Filing 4. Mike will ask filing 4 for 50% (\$6463) and suggest they pay the balance in 12 monthly installments.

New Business:

1. **Culverts:** Some of the culverts are partially blocked, but still flowing. Estimates were received to clear some of them. Will hold off on proceeding until 2026.
2. **Fire Mitigation:** Still need to get bids for removing large trees and dead branches. Maybe schedule a work day for smaller items.
4. **Playground:** Mike will get with Kathy Riley to see how much money DeWolfe's donated for the playground updates so we can determine what type of new playground equipment might be purchased.
5. **Snow Removal:** Need to check in with Ryan at K3 to see if SaBelle's are available for 2025-2026 snow removal.
6. **Empty Lot:** Herb will look into the possibility of selling the vacant lot.

Linda Gonzalez
Secretary

8/26/25
Date of approval