



Meeting Minutes

Call to order

A meeting of [Willow Springs HOA Filing 3](#) was held at [the Red Rocks Country Club](#) on [November 7, 2024 at 6:00pm](#).

Attendees

Attendees included the Board members listed below:

Kia Gudewicz, President

Mike Windemuller - Vice President, Road Committee

Diane Servas - Absent

Herb Cunitz - Secretary

Shelly Leyba - Treasurer

Road Repair:

The topic of this meeting was to provide the community with the information needed to make an informed decision on whether to repair our roads in 2025 or postpone the project.

Approximately 30 people attended the meeting live and multiple people submitted proxies in advance. Kia Gudewicz opened the meeting and described the topics to be discussed. Herb Cunitz presented an update on our financial position and reserves status, which showed the community is in a healthy financial position and has been building reserves to cover a significant portion of a road repair project.

Mike Windemuller described the types of road repairs we have done in the past and could complete in the future, with an emphasis on proactive maintenance to avoid a catastrophic failure of our roads in the future and the requirement then to spend significant money to rebuild our roads. Mike presented the 3 bids we have considered from multiple contractors for road repairs to be completed in 2025. The roads have been patched over the years and have not had a complete re-do for over 26 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. Shelly Leyba summarized the discussions and took questions from the attendees. Herb Cunitz then summarized the options as follows:

Options:

1. Repair the roads in 2025 with a Mill & Overlay repair. This is the lowest cost alternative and should provide us with roads that last another 20+ years, assuming we complete ongoing maintenance as required. This will require an assessment due June, 2025 for an expected \$3,750/household. This option assumes we use \$100,000 of our reserves.
2. Replace the roads later with a Mill & Overlay repair. This is a costlier alternative as we will need to repair the roads annually and spend money on short term maintenance and still complete a costly Mill & Overlay repair in the future. In short, our annual maintenance costs could be avoided if we repair the roads in 2025. This option will require an assessment expected at \$5,812/household in the next 5 years and will cost each household an additional \$2,061 over Option 1.
3. Increase the monthly dues over the next 5 years to build a reserve for road repair. This would increase the dues from approximately \$100/month to \$210/month for the next 5 years.

Many members of the community asked additional questions to understand the options and make the best decision. The Board recommended Option 1 to protect our community investment - a Mill & Overlay repair during the summer of 2025 and a one-time assessment of \$3,750/household to be due by June 30, 2025.

A motion was suggested from the floor to take a vote on the options. The attendees were asked to raise their hands if they supported the recommended option. The motion was passed as a majority of the 52 homeowners (more than 51% as per the bylaws) voted in person or by proxy to move forward on Option 1.

Next Steps

Mike Windemuller will solicit updated bids in early summer 2025 to finalize the pricing for a Mill & Overlay repair to be completed during the summer of 2025. All members should plan for a one-time assessment of \$3,750 to be paid by June 30, 2025. The Board will update the membership prior to June 30, 2025 if the assessment amount changes once we have final pricing.

Herb Cunitz

Secretary

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Date of approval