

Willow Springs Filing 3 HOA

Board Meeting 11/8/2023

The meeting was called to order at 6pm via Zoom. Present were Kia Gudewicz- President, Mike Windemuller- Special Projects, Sarah Halloran-Treasurer, and Herb Cunitz-member at large. Diane Servas was absent due to travel.

The Board discussed that a reminder email should be sent to homeowners about needing to contact the HOA Board for architectural approval on most improvements on the outside of the home. In that communication, we will remind the homeowner's that our Board quickly reviews any requests, usually within a week.

The Board discussed the work starting on Filing 3's portion of Willow Springs Drive. It will take place from mid-November to mid-December. The Board has notified the other filings that the road may at times go down to one lane.

Mike Windemuller gave an update on projected costs to re-pave the roads, likely to be needed in 2028. Although the current reserve balance is healthy, future costs for road improvements and repairs needs to be addressed. We are analyzing the costs of this future work, but we will have a future shortage in our reserve account after deducting the cost of the road work needed in 2028. It is unavoidable that there will be a need to increase our monthly dues to avoid a significant special assessment down the road. Please know that your HOA Board is working diligently to understand these costs and the associated dues increase needed to ensure our most valuable asset is in the best condition possible.

With no further business to come before the Board, the meeting adjourned at 7:40pm.