

Willow Springs Filing 3 HOA Meeting Nov 30, 2022 6:00 pm

The meeting was called to order by Kathy Riley, President. Present; Sarah Halloran, Treasurer; Kia Gudewicz, VP; Mike Windemuller, Special Projects.

The board discussed the New Rules and Regulations required by the newly passed state of Colorado legislation. We would keep our fines at what we previously had agreed to as a Board. 0 for first violation, Second violation \$25, 3rd violation \$50, 4th \$75, fifth, \$100. Again, all fines could be waived at the sole discretion of the board. We have tabled the ratification so the document can be reread by the board members.

Sarah gave the Treasurer's Report and there were 2 areas that were questioned. Trash removal was at \$1083.33; the same as snow removal. Our monthly trash removal is \$3,490.99 . Sarah will contact Ryan at K3 to resolve.

Our street signs still need to be repainted. Mike said he would take a look at them as Kia has also been assessing them. These are the Children at Play signs. The sign at the turn onto No Mans Land Road is a disgrace and although it is Filing's 1's property, it affects our esthetic values for the Filings up the hill.

As far as a 5th board member, no one will step forward so we will wait until the annual meeting in May to try to fill all positions.

A new requirement is to post Board meetings 2 days before the meeting so a notice will be put at the mail box. When the Board calls a meeting. Any board approvals via email will be attached to the minutes for verification of the action taken per State Statute.

Mike is still working on the road repairs. He has been talking to Martin Marietta Paving.

Projections:

1. No Man's land Road \$65k est to repair.

2. A curb recommendation could be \$30K-this would be to prevent further erosion of the east side of the road. This area was flooded during the July “100 Year” storm.
3. \$15k estimate to patch the cracks on Wild Plum and Wild Berry.
4. Slurry coat for Wild Plum and Wild Berry is estimated at 63-71K.

Our reserves are going to need increasing as inflation and the cost of the roads has gone up. The board has tossed a \$25 month increase.

The Board needs to remind the residents about their responsibility to keep the culverts clean under their driveways. The Board is only responsible for those that run under Wild Plum or Wild Berry. Kathy will send a notice out in the Spring.

The Board has deferred our payment for paving in Filing one until we get more clarification on the speed bump issues. Also, their portion of “No Man’s Land” road was not repaved per Filing 1’s promise and we were even sent a revised cost!. Filing 3 had already paid to repair the terrible potholes earlier in the year that were Filing 1’s responsibility just for the safety of those travelling on the road where it turns. The board concurred that the single speed bumps have worked just as well as double and are not the irritant that the doubles were. Everyone drives slower because the drivers are not quite sure where the bumps are, which in itself is a good speed deterrent.

With no further business to come before the board, the meeting adjourned at approximately 8:00pm

Respectfully submitted,

Kathy Riley Acting Secretary