

Willow Springs III Property Owners Association

Red Rocks Country Club, Morrison, CO

Annual Meeting of Members, May 3, 2016

Minutes

Board members attending:

Steve Collings, president
Jurgen Brune, vice president
John Avey, treasurer
Linda Gonzalez, secretary

Absent board member:

Amy Schulte, member at large – proxy received

Call to order: 7:08 pm

1. Roll Call: Steve Collings stated that with members present and proxies held, a quorum of members present.
2. Reading of 2015 Annual Meeting Minutes: Corey Lyons moved to accept the minutes as published on the web page. Motion was seconded and carried without objection.
3. Election of Directors: Cory Lyons made a motion to extend terms for John Avey and Jurgen Brune. Motion was seconded and approved. There is a pending vacancy for member at large with since Amy Schulte is moving. Jane Roe was nominated and elected to fill Amy's position.
4. President's Address: Steve Collings stated that HOA is in excellent financial health. Thanked Marie Guldbek for her efforts improving DeWolfe Park. \$3500 was spent on this project. Last year's road repairs included crack fill, infra-red patching and re-surfacing some of the "gated" areas. The roads will be evaluated again this year. Expect only minor repairs. Reminded everyone to be mindful of neighbors when turning on/placing exterior lights.
5. Treasurers Report: Current cash on hand is approximately \$106,000. Over \$20,000 was spent last year on road repairs/maintenance. Other significant expenditures for 2015 were: \$ 10,000 for Trash removal, \$1300 for Open Space Fees and \$2500 for snow removal (\$3500 budgeted).

6. New Business:

- a. Steve Collings reported that a lawsuit brought by a resident from Sundance is requesting that all speed bumps be removed. The suit was brought against filings 1, 2, 3 & 4 back in September of 2015. Legal fees are being covered under insurance liability policy. Attorneys' between all filings are working in a coordinated effort to dismiss.
- b. Member asked if HOA dues will ever go down as he assumed previous increase was from past legal fees. Kathy Riley was on the board at that time and stated that increase was not for legal fees but to build up sufficient reserves for large scale road repairs in the future and to avoid a special assessment.
- c. Steve Roe mentioned he was part of an advocacy group that is urging Jefferson county to install a shoulder/bike lanes along Belleview for safety reasons. He will be requesting support from the HOA in his efforts.
- d. Open Space report from John Avey – Attended quarterly meeting last night (5/1). Trail maintenance is scheduled for every-other Tuesday beginning 5/10/16. Work day on the trails is planned for 6/18/16. To receive Ken Caryl tags, you must volunteer 8 hours. Open Space committee is addressing home owners who have built on or impeded on open space.
- e. Corey Lyons asked about spraying weeds along golf course hole #16. Volunteered to spray weeds if HOA provides weed killer. Also requested that roads be marked for snow plow so path can be wider. This has already been addressed by the board at their meeting in March.

7. Adjournment: The Annual Meeting of Members was adjourned at 8pm.