

**Minutes of the Willow Springs Open Space Owners Association  
Annual Meeting of Members – November 4, 2013  
7:00 pm – Red Rocks Country Club**

**Attendance: Board of Directors:**

Filing 1 & 2	Chip Wernig
Filing 3	Corey Lyons (President)
Filing 4	John Winger (Treasurer)
Filing 5	Wayne Smith
W/S North Master	Marc Rinehart (Secretary)
Dakotah	Pat Venema
Dakotah Pointe	John Moyer
Falcon Ridge	Jeff Gori
RRCC	Bill DeWolfe
Tidrick Property	Rick Tidrick
Willowbrook	Blaire Hammond

The meeting was called to order by President Corey Lyons at 7:00 pm.

1. Roll Call – 11 Board of Directors and 32 Members were present.
2. Proof or waiver of notice – posted at mailboxes and emailed to members.
3. Reading of minutes of preceding Annual Meeting was waived.
4. Agenda: Determined by the Board and President.
5. Treasurers Report – presented by John Winger. Budget comparison between 2012 vs 2013 YTD is attached.
  - a. We have eleven representative associations in the WSOSOA representing 943 households. Assessments collected year to date in 2013 is \$14,130.00. This includes 6 non-resident members who are members of RRCC and they have paid their dues and have the same trail access as all other members.
  - b. Total expenses 2013 YTD are \$7216.54 for a net income of \$6913.46.
  - c. Current checkbook balance is \$19722.00.

6. Items Discussed:

- a. Trail Update: The Weaver trail reroute is almost complete and we will close the shorter trail. A 7-8% grade is optimum and will close off the old Weaver trail (Baldy to Cody Loop) for reclamation.
- b. All the trails have taken a beating the last few years with rains and droughts. The Board is coordinating with each HOA to raise the annual fee from \$15.00 per home to \$20.00 per home so we will have funds for capitol improvements on the trails to increase safety and the life of the trails. This will be voted on at the January 2014 meeting and assessed in 2014. We are hoping to get some bids/estimates from Singletrack for repairs and possible rework at the Whale Rock trail head.
- c. Wendy Garey addressed the Board about having better horse access at the Whale Rock trail head. There are approximately 8 horses in the stables and they average about 3 trips a week into the open space in good weather. After thorough discussion, the

Board tabled the item and will evaluate all proposals and options for better and safer access at Whale Rock along with other possible Whale Rock potential changes at the January 2014 meeting.

d. We have been without a trail maintenance worker for a few years and Mario and Jett Gori will do some trail maintenance for the Board in the future.

e. Wayne Smith discussed our newly adopted Trail Building and Maintenance Guidelines. They outline how we will maintain, build and repair our system. Any unauthorized new trail construction or trail modification will be considered an act of vandalism and the perpetrator would be required to restore the area within a certain deadline. If he fails to restore the area by that deadline, the board will impose a \$100 fine for each violation. We have also been experiencing some vandalism on the trails in the form of individuals sabotaging the trails by obstructing the trails with large rocks, trees and branches. This is a dangerous situation and all members should keep an eye out for anyone disturbing or vandalizing our property. Please report all suspicious activity to your HOA representative.

f. Corey Lyons discussed the development of the Tidrick property – approximately 83 acres. The Tidrick property is a Class A member of the Open Space and when developed all residents will be members in good standing when their association pays the yearly dues for each resident. The developer, Bill Swalling will be conducting additional meetings in the community and with Jefferson County to answer everyone's questions.

g. The Lyon's Ridge Development was discussed relative to those residents having access to our Open Space. The developers have not contacted the Board or requested any information about membership. If residents of Lyons Ridge want access to the WSOS, their only option at this point is to be a member of Red Rocks Country Club and pay their yearly fee through the Club. It was noted that they will have some trails in their neighborhood and these will be part of the Jefferson County Open Space and available for everyone to use.

h. Two Fawn Cove Trailhead: Marc Rinehart reported that members of the Board met with Craig Bakken on his desire and proposal to build a single family home on his 3.5 acres of land that is the trail head to Two Fawn Cove. The open space will continue to have easement rights, access and parking at the trail head. He has offered to build 6 permanent parking spots at the trail head.

i. John Moyer presented handouts on Living with Mountain Lions and discussed what you should do if you come in contact with them. Patsy Venema also discussed our wild life corridors and that we need to be respectful to the native habitat. We need to balance our recreational needs with the wildlife.

j. Question & Answers: We continue to have unauthorized users in the open space with some incidents of verbal abuse between hikers and mountain bikers. The general consensus was to respectfully engage your fellow hikers and bikers and if you determine they are not members and don't have tags on their bikes; tell them they are trespassing and that this is private open space for the enjoyment of the residents who pay fees and work on the trails.

Thanks to all members for volunteering their time for work days and ensuring the space is used by authorized members only.

Thanks to retiring Board members Corey Lyons, John Moyer and Marc Rinehart for their service on the Board and to the Open Space. New Board members will be John Avey, Dave Wicks, and Ron Versaw respectively

The meeting was adjourned at 8:24 pm.

Respectfully Submitted,



Marc Rinehart, Secretary

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Budget – YTD 2013 vs 2012

## INCOME / EXPENSE COMPARISON ... YTD 2013 vs. YTD 2012

	Thru 11/4/13	Thru 12/31/12	\$ CHANGE
<b>INCOME</b>			
Paid Assessments:	\$14,130.00	\$14,280.00	(\$150.00)
Unpaid Assessments:	\$90.00	\$0.00	\$90.00
<b>INCOME TOTAL:</b>	<b>\$14,220.00</b>	<b>\$14,280.00</b>	<b>(\$60.00)</b>
<b>EXPENSES</b>			
<b>ADMINISTRATIVE</b>			
Bank:	\$0.00	\$7.00	(\$7.00)
Corporation:	\$60.00	\$0.00	\$60.00
Accounting Software:	\$0.00	\$119.58	(\$119.58)
Postage:	\$9.20	\$0.00	\$9.20
<b>TOTAL:</b>	<b>\$69.20</b>	<b>\$126.58</b>	<b>(\$57.38)</b>
<b>INSURANCE</b>			
Dir & Officers:	\$1,300.00	\$1,300.00	\$0.00
Gen'l Liability:	\$3,337.20	\$3,337.20	\$0.00
Workers Comp:	\$336.00	\$197.00	\$139.00
<b>TOTAL:</b>	<b>\$4,973.20</b>	<b>\$4,834.20</b>	<b>\$139.00</b>
<b>LEGAL / PROF FEES</b>			
Filing 3 Legal Fees:	\$0.00	\$5,000.00	(\$5,000.00)
<b>TOTAL:</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>(\$5,000.00)</b>
<b>TAX, BUSINESS</b>			
Property Taxes (1.75 Acres):	\$0.00	\$713.64	(\$713.64)
<b>TOTAL:</b>	<b>\$0.00</b>	<b>\$713.64</b>	<b>(\$713.64)</b>
<b>TRAILS</b>			
DogPoo:	\$174.57	\$339.35	(\$164.78)
Improvements:	\$325.00	\$0.00	\$325.00
Maintenance:	\$0.00	\$1,263.00	(\$1,263.00)
Signage:	\$10.43	\$166.48	(\$156.05)
Tools & Supplies:	\$624.30	\$127.61	\$496.69
Volunteer Day:	\$381.84	\$305.52	\$56.32
Wristbands:	\$0.00	\$186.51	(\$186.51)
<b>TOTAL:</b>	<b>\$1,496.14</b>	<b>\$2,388.47</b>	<b>(\$892.33)</b>
<b>WEED MANAGEMENT</b>			
Foothills Vegetation Mgmt:	\$678.00	\$41.87	\$636.13
<b>TOTAL:</b>	<b>\$678.00</b>	<b>\$41.87</b>	<b>\$636.13</b>

<b>INCOME TOTAL:</b>	<b>\$14,130.00</b>	<b>\$14,280.00</b>	<b>\$240.00</b>
<b>EXPENSES TOTAL:</b>	<b>\$7,216.54</b>	<b>\$13,104.76</b>	<b>(\$5,888.22)</b>
<b>2013 NET INCOME:</b>	<b>\$6,913.46</b>	<b>\$1,175.24</b>	<b>\$5,738.22</b>

MEMBER COUNT / HOA ASSESSMENT ( @ \$15 / Member )			
Homeowner Entity	2013 Count	2012 Count	2013 Assessment
W.S. North Master:	249	245	\$3,735.00
Willowbrook:	204	204	\$3,060.00
Filing 1 / 2:	174	174	\$2,610.00
Sundance:	90	90	\$1,350.00
Dakotah:	65	65	\$975.00
Filing 3:	52	52	\$780.00
Dakotah Pointe:	40	40	\$600.00
Filing 4:	31	31	\$465.00
Falcon Ridge:	26	26	\$390.00
Rick Tidrick:	2	2	\$30.00
RRCC:	1	1	\$15.00
Filing 8 - Terri Bengs	1	1	\$0.00
RRCC / Non-Residents:	8	16	\$120.00
<b>TOTALS:</b>	<b>943</b>	<b>947</b>	<b>\$14,130.00</b>

**November 4, 2013 Checkbook Balance: \$19,722.00**