

**Minutes of the Willow Springs Open Space Owners Association
Quarterly Board of Directors Meeting –Thursday, September 19, 2013
6:30 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	Patsy Venema
Dakotah Pointe	John Moyer
Falcon Ridge	Jeff Gori
RRCC	Bill DeWolfe
Tidrick Property	Rick Tidrick
Willowbrook	Blaire Hammond (Vice President)

Agenda:

1. Roll Call
2. Reading of minutes of preceding meeting
3. Reports of Officers
4. New Business

The meeting was called to order by President Lyons at 6:30 pm.

The first 30 minutes of the meeting was an update by Bill Swalling (Developer of the Mountain Villages at Willow Springs – Tidrick Property). He agreed in concept to the transfer of MVWS land to the WSOSOA: 1.7 acres – acres to meadow & trail and 0.3 acres by Whale Rock entrance. Agrees in concept to the strip of land on the Northern board of MVWS and Open Space to be possibly used for a trail entrance – will resolve this later when they understand the trail requirements from Jeffco. Tidrick is coordinating the Harwood parcel outlot of .09 acre and will give that to the WSOSOA. Swalling also indicated that a traffic circle at Belleview and Red Cliff Circle might be a good option for traffic. Additionally, they are going to be asking for a variance to increase the building height from 35' to 45' for 25% of the units.

The minutes of the last Board of Directors meeting on May 2, 2013 were approved as submitted.

REPORTS OF OFFICERS:

1. The Board discussed raising the dues for 2014 for the HOA's from \$15.00 to \$20.00 per homeowner. Not all Board members had talked to their HOA's. The increase is needed for capitol improvements on the trails to increase safety and the life of the trails. Members should be prepared to vote on this increase at the January meeting.
2. Wayne Smith proposed having a single community wide email tree where we could contact and keep everyone informed on Open Space issues. After discussion, Wayne will research further and report to the Board.

3. The Board decided to keep the longer Weaver trail reroute segment and close the shorter trail. Board agreed that a 7-8& grade is optimum and close off the old Weaver trail (Baldy to Cody Loop). We will keep open the Tiny Town trail and put up new signage to identify entrance into the WSOS.
4. The Board discussed the "Trail Building and Maintenance Guidelines". Some suggestions were made and Patsy Venema will write a mission statement. We will finalize at the next meeting.
5. Jeff Gori said that his two boys Mario and Jett were interested in doing some trail maintenance, possibly 4-8 hours a week. The Board will advise them when we have some work to do – suggested pay at \$10.00 per hour.
6. Two Fawn Update – Corey Lyons, Rick Tidrick and Bill DeWolfe will meet sometime in the future with Craig Bakken at 17341 Snowcreek Lane to discuss his development of his property and any impact on the Open Space.
7. Blaire Hammond presented a request from the horse owners to have an easier access to Whale Rock for the horses (reference the mountain bike roll-over). The Board discussed and could not come up with a viable solution for the 6 members with horses. The Board will continue to look at alternatives but requested that the impacted horse owners make a proposal to the Board on what would work best for them.
8. Waterfall Trail (off Willow Walk) – this is an animal refuse area and the Board decided to try and block off access to the entrance to deter hikers from entering.

SECRETARY: The Annual Open Space Meeting will take place on Monday, November 4, 2013 at 7:00 pm at Red Rocks Country Club. Please notify all your HOA Boards and residents.

TREASURER: John Winger reviewed the budget (see attached). No major expenditures since the last meeting. September 19th checkbook balance is \$20,003.57.

Annual Meeting – Monday, November 4, 2013 at 7:00 pm at Red Rocks Country Club.

The meeting was adjourned at 8:55 pm.

Respectfully Submitted,



Marc Rinehart, Secretary

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1. 2013 Income/Expense Report
2. Annual Meeting Notification

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

	Thru 9/19/13	Thru 9/19/12	\$ CHANGE
INCOME			
Paid Assessments:	\$14,115.00	\$14,280.00	(\$165.00)
Unpaid Assessments:	\$105.00	\$0.00	\$105.00
INCOME TOTAL:	\$14,220.00	\$14,280.00	(\$60.00)
EXPENSES			
ADMINISTRATIVE			
Bank:	\$0.00	\$7.00	(\$7.00)
Corporation:	\$60.00	\$0.00	\$60.00
Accounting Software:	\$0.00	\$119.58	(\$119.58)
TOTAL:	\$60.00	\$126.58	(\$66.58)
INSURANCE			
Dir & Officers:	\$1,300.00	\$1,300.00	\$0.00
GeFl Liability:	\$3,337.20	\$3,337.20	\$0.00
Workers Comp:	\$336.00	\$197.00	\$139.00
TOTAL:	\$4,973.20	\$4,834.20	\$139.00
LEGAL / PROF FEES			
Filing 3 Legal Fees:	\$0.00	\$5,000.00	(\$5,000.00)
TOTAL:	\$0.00	\$5,000.00	(\$5,000.00)
TAX, BUSINESS			
Property Taxes (1.75 Acres):	\$0.00	\$713.64	(\$713.64)
TOTAL:	\$0.00	\$713.64	(\$713.64)
TRAILS			
DogPoo:	\$106.46	\$339.35	(\$232.89)
Improvements:	\$325.00	\$0.00	\$325.00
Maintenance:	\$0.00	\$972.00	(\$972.00)
Signage:	\$10.43	\$166.48	(\$156.05)
Tools & Supplies:	\$559.95	\$56.20	\$503.75
Volunteer Day:	\$236.93	\$305.52	(\$68.59)
Wristbands:	\$0.00	\$186.51	(\$186.51)
TOTAL:	\$1,238.77	\$2,026.06	(\$787.29)
WEED MANAGEMENT			
Foothills Vegetation Mgmt:	\$678.00	\$41.87	\$636.13
TOTAL:	\$678.00	\$41.87	\$636.13
INCOME TOTAL:	\$14,220.00	\$14,280.00	\$240.00
EXPENSES TOTAL:	\$6,949.97	\$12,742.35	(\$5,792.38)
NET INCOME:	\$7,270.03	\$1,537.65	\$5,732.38

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	0	1	\$0.00
RRCC / Non-Residents:	14	16	\$210.00
TOTALS:	948	947	\$14,220.00

September 19, 2013 Checkbook Balance: \$20,003.57

WILLOW SPRINGS

OPEN SPACE

ANNUAL MEETING

7:00 PM

MONDAY - NOVEMBER 4, 2013

AT RED ROCKS COUNTRY CLUB

**Please plan on attending to hear all about
the open space activities and what is
planned for 2014.**