

Willow Green Townhomes Association

Annual Meeting
Thursday December 11, 2019

MINUTES

The meeting was called to order at 6:45 pm.

Present were: Martin Thiele, Emily Barnak & Casey Burnett, Tom Groff, Robin & Kirk Hofsfeild, Eric Harbeson and Katherine Pegg by proxy for Robert Pegg. There are 8 additional proxies. We do not have a quorum. Helen Cartwright represented Creekside Community Association Management.

Approval of Minutes:

Emily moved to approve the minutes of the 2018 Annual Meeting. Martin seconded the motion.

President's Report:

Martin reported on Association activities over the past year.

The Willow Green north fence was mistakenly removed by our neighbor, Brookdale. They subsequently replaced it and the new fence follows the property line accurately. They also removed the diseased ash trees adjacent to the property line. Their replacement trees will be further away from the fence. We have been doing regular trimming of the common area trees on Willow Green property to keep them healthy and safe. We have also been treating for pests like Emerald Ash Borer.

There are 9 townhomes that still have the recalled STAB-LOK electrical boxes.

The board continues to encourage owners to replace those.

As a result of a water leak, the City of Boulder replaced a section of concrete in the driveway. We are monitoring this to ensure it holds up. If necessary, it can be caulked in the spring.

2020 Projects

A significant upcoming project will be to replace the back decks and front porches. This will be done over a multiple year time frame. We are looking to change the material from cedar to either bamboo or mahogany as these are more long-lasting materials. One deck will be replaced with each material to give owners an idea of what each will look like in order to select a product for the whole community. We are working on choosing a contractor.

The board is working on getting maintenance agreements for non-standard additions to the buildings, eg. the pergola at 3333. We do not want these to create added expense for other owners.

We are also requiring maintenance agreements for air conditioner condensers in the common area (including on back decks). Owners must assume responsibility for any future costs associated with moving or removing their addition if required, eg. for common area maintenance.

Due to a fault in the irrigation system in front of the west eightplex we had to replace some plants in the front landscaping. This year we switched grounds maintenance company and they have done a full review of the irrigation system.

We are also working on amending the governing documents to lower the requirements for a quorum at the Annual Meeting, as well as making it less prohibitively difficult to amend the covenants and the bylaws.

Treasurer's Report and Budget:

At the end of November 2019, Willow Green has total assets of \$184,504.11. Aside from overages in snow removal and grounds maintenance, the association is operating within our budget.

The board has approved a budget for 2020 with no dues increase. Monthly dues will remain at \$255.00.

Election of Directors:

Eric moved to elect Martin Thiele for another three year term on the board, and Casey seconded the motion. Those present voted in favor of the motion.

Homeowners Concerns:

There are too many personal items being left in the clubhouse. Helen will tell the owner to remove the shelving unit.

There is a build up of ice in the parking lot & driveway. Helen will contact our snow removal contractor to see if this can be broken up.

Eric suggested that the HOA investigate solar roofing next time the buildings are re-roofed.

Robin asked about installing an electric vehicle charging station. Owners could install a charger in their own assigned parking space at their sole expense.

The meeting was adjourned at 8:21 pm.