

Willow Green Townhomes
Board Meeting
June 12, 2023

MINUTES

The meeting was called to order at 6:33 pm.

Board members present: Lauren Wilson, Emily Barnak and Martin Thiele, plus Alex Milewski as an alternate.

Owners present: Kim Price

Helen Cartwright represented Creekside Community Association Management. A quorum is present.

Approval of Minutes:

Lauren moved to approve the minutes of the October 27, 2022 meeting. Martin seconded the motion, which passed unanimously.

Financial Statements:

As of May 2023 there is \$5,033.47 in the operating account and \$240,123.30 in the reserve saving account.

We are within budget goals for utilities and repairs & maintenance. Administrative costs are over budget due to increases in insurance costs.

Martin will provide receipts for expenditures he has made for light fixtures and bulbs and for deck materials. These amounts will be credited to the past due amount.

Lauren moved to approve the May financial statements. Emily seconded the motion, which passed unanimously.

Old Business:

Back decks and Front porches: Two sample decks have been installed, and the owners were surveyed to see which decking material and railing system they preferred. The majority of owners favored the bamboo decking and the 2" posts for the railings.

Martin provided a sample of a different railing system from Deckorator, similar to the owner preferred railings and posts, which also has a gate that matches the railings. Owners could include a gate, at their own cost.

Kim voiced concerns that rebuilding the decks and porches will increase costs to homeowners. Most dues increases are related to higher insurance costs. We have been accumulating funds for the deck replacement project.

Lauren moved to approve replacing the decks and porches with bamboo decking and Deckorator posts and railings in weathered brown. Martin seconded the motion, which passed unanimously.

Martin will contact the contractor to arrange scheduling for the project. We are planning on replacing up to ten back decks this year, including the clubhouse deck. Three of the back decks are highest priority for replacing.

In conjunction with the deck and porch replacement project we will need to do some grading to improve the slope away from some of the buildings. Some areas of concrete will also need to be replaced.

Concrete walkway at 3355: Helen provided two bids to replace the section of sidewalk in front of 3355 – 3367. Superior Aggregates bid was \$15,000 and Front Range Asphalt Maintenance was \$7,000. Martin will contact Denver Concrete Repair to inquire about foam jacking. This item will be discussed further at the next board meeting.

Tree Trimming: We are waiting for a response from Infinity Outdoors to schedule removal of the dead Austrian Pine. Martin will try contacting him as well.

Parking Bay Striping: The quote from Front Range Asphalt Maintenance to re-paint the parking bays was approved and will be scheduled for this summer.

Dumpster Sheds: The other two dumpster sheds have been rebuilt. The contractor needs to reinstall the mailboxes on the back of the shed on the west side of the property.

New Business

Grounds Maintenance: The Sun & Shade contract for grounds maintenance services was approved by email. A round of weeding has been requested as well as removing weeds from window wells and between deck stairs.

Chimney Inspections: The chimney inspections are underway. The contractor will provide a list of addresses where the chimneys need to be cleaned.

Gutter Cleaning & Repairs: The gutters were cleaned this spring and there is a short list of repairs to be completed.

ACC Applications: Lauren moved to approve the proposed A/C location at 3374 Hickok. Emily seconded the motion, which passed unanimously. The application from 3355 Hickok for a new screen door was approved by email.

Insurance: The insurance is due to increase significantly when it renews at the end of July. We will get quotes from American Family for higher deductibles and a comparison bid from State Farm insurance.

Other Business:

Alex suggested setting up an HOA Whatsapp group for the HOA. Owners and residents would have to opt in to the group. Alex offered to spearhead this and volunteered to be the moderator.

Alex proposed increasing the number of board members, which is currently limited to three people. Once we have got the deck replacement project up and running, we can focus on other items, including updating the governing documents.

Next Meeting Date:

The next meeting will be in Fall 2023

The meeting adjourned at 8:17 pm