

Willow Green Townhomes
Board Meeting
September 13, 2018

MINUTES

The meeting was called to order at 6:46 pm.

Board members present: Martin Thiele, Lauren Wilson and Emily Barnak
Owners present: Shawn English
Helen Cartwright represented Creekside Community Association Management. A quorum is present.

Approval of Minutes:

Lauren moved to approve the minutes of the June 14, 2018 meeting. Martin seconded the motion, which passed unanimously.

Financial Statements:

At the end of August 2018 we have \$11,552.97 in the operating account and \$118,054.71 in the reserve account.

Income is slightly over budget for the year to date. Insurance and grounds maintenance are slightly over budget, but all expenses are normal for the time of year. We have transferred \$24,925.79 to reserves, and spent \$16,000 to complete the staining project.

There are 5 months of dues payments that are delinquent, only one owner is over 30 days past due.

Lauren moved to approve the August 2018 financial statements. Martin seconded the motion, which passed unanimously.

Old Business:

Fence / Brookdale: Brookdale have removed the ash trees along the Willow Green fence. They will be planting new trees 6 feet away from the fence. The fence had been moved to accommodate their trees. We will check for the location of the property line and consider moving the fence back so we do not lose any land.

Clubhouse Deck: Martin will get a bid for materials to construct a new clubhouse deck. It is approximately 600 sq feet.

Landscaping: Sprinkler repairs have been completed. Three zones in the NW of the property have been separated using an add-a-zone, and now they can all come on with the correct timing. Within the next 5 years we will go back to replacing the wire for these zones.

We will get a bid from Thomas to replace the plants in front of the W 8-plex.

We will also get alternative grounds maintenance bids for next year.

Helen will check with Green Spaces about weeding around the back decks.

Covenant Updates: Helen will review the existing documents with the attorney and find out if owners can vote on covenant changes by email.

Dog Compliance: Residents have been better at picking up dog waste and keeping dogs on leash. We will check to see if a poop clean up is needed in spring.

Pothole on 34th Street: This has been fixed by the City.

New Business:

Snow Removal: The 2018-2019 snow removal contract will be approved by email.

Trash Enclosures: The new configuration of the trash / recycling enclosures is working well.

2019 Budget: Helen will get a bid from American Family to increase to a 2% wind / hail deductible. We will get other bids before the policy renews in July 2019. The board will look into starting on deck repairs. We will get a cost from Bill Johnston to replace one of the decks.

Lauren moved to approve the budget with no dues increase. Emily seconded the motion, which passed unanimously.

Architectural Applications:

The application from 3363 to install an A/C condenser on the back deck was approved.

There is an application from 3362 to put an A/C condenser in the common area behind the back deck. We need to work out where the xcel easements are, or if any sprinklers need moving before we can approve a location. It would also need to meet code for distance from gas vent and Xcel transformer. It would also require a signed License and Maintenance agreement between the owner and the HOA. The owner could also consider an evaporative cooler of a ductless system that mounts on the building.

Homeowners Concerns:

The front window well at 3362 needs some timbers replaced.

Annual Meeting Date:

The annual meeting will be on Thursday November 15, 2018 at 6:30 pm.

The meeting adjourned at 8:22 pm.