



# Meeting Minutes

## Call to order

A meeting of [Willow Springs HOA Filing 3](#) was held at [Kia Gudewicz house](#) on [July 18, 2024](#) at [4:30pm](#).

## Attendees

Attendees included the Board members listed below:

Kia Gudewicz, President

Mike Windemuller - Vice President, Road Committee

Diane Servas - Member at Large, Landscaping

Herb Cunitz - Secretary

Shelly Leyba - Treasurer

Cindy Lapp - Member at Large, Fire Mitigation

## Road Repair:

Mike Windemuller presented multiple options on how to repair or replace our aging roadways. The roads have been patched over the years and have not had a complete re-do for over 25 years. The recent patchwork is not holding up due to weather events, snowplowing and the deteriorating age of our roads. A map was provided showing the roadways we 'own', which includes Wild Plum Circle, Wild Berry Road, the roadway along the 15<sup>th</sup> hole and the Willow Springs extension from the stables and extending about ¼ mile South.

## Options:

1. Repair the roads now. This is the lowest cost alternative but will only provide a temporary fix, probably less than 5 years before we have to do a complete mill and overlay. This would also subject the cost to future oil price increases which may increase the overall cost of the work.
2. Replace the roads now with a complete mill removal and new asphalt overlay. This is a higher short term cost alternative but will be the lowest over time as the roads will be repaired correctly and should last 20+ years.
3. Increase the mostly dues to build a reserve for road repair. This would increase the dues from approximately \$100/month to \$250/month.
4. Levy a one time assessment to all Willow Springs filing 3 homeowners for the road repair.

The Board discussed the options and agreed the best option is Option 2 - replace the roads with a complete mill and new asphalt overlay. Mike received bids from multiple contractors and we have one that is the lowest price and best quality. The bids are only good for 2 weeks. The plan is to review with the HOA members via email and hopefully move forward to replace the roads late this year or early next year. The Board would like to do a one-time assessment to all members before the work is started. The Board is looking at using some of the built-up reserves to help lower the one-time assessment.

## New business

A request for new board members was solicited. Our recent Treasurer, Sarah Halloran, moved out of the area and the position is vacant. Cindy Lapp volunteered for this role. We would also like to add an additional board member. Shelly Leyba volunteered for this role.

Herb Cunitz

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Secretary

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Date of approval