

**WILLOW CREEK TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, MARCH 10, 2025 – 5:00 P.M.
VIA ZOOM**

Present via Zoom: Greg Carver
 John Routa
 Allan Kroll
 Ben Flinn
 Erin Dicke – Toad Property Management

Erin called the meeting to order at 5:11 p.m. and confirmed there was a quorum. Notice of the meeting had been sent on February 27, 2025.

Erin explained Randy Sackett had sold his unit in January and welcomed the new owner, Ben. John's term on the Board had expired. Greg proposed holding an election for the expired term and then at another meeting the Board would decide how to deal with the board seat vacated by Randy (one year remaining on the term).

Allan expressed concern about the notice of the meeting. Owner meetings, in accordance with C.R.S. 38.33.3-308 required notice of the meeting to be mailed, displayed at the property and not just emailed or posted on the website. All owners said they were happy to proceed with the meeting.

Allan and John volunteered to join the Board. After a secret ballot John Routa was elected to the Board for a 2 year term by a majority of owners.

John said snow removal had been good during the Winter and thanked Toad.

At 5:31 p.m. Greg made a motion to adjourn the meeting. John seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Manager
of Willow Creek Townhomes Association