

WILLOW CREEK PASS VILLAGE ASSOCIATION
ANNUAL MEETING MINUTES
July 31, 2004

Lanny Mack (President) called the Annual Meeting of the Willow Creek Pass Village Association (WCPVA) to order at 10:00am. Meeting held at the North Routt Fire District Station.

Board members present; Stan Urban, Gene Weglinski, Pat Aiello, Lanny Mack. Management Company present: Sue and Hans Hochreiter of Double H Management. Quorum was established as exhibited by the sign in sheet and proxies. Meeting proceeded.

Overview- The Board presented an overview of current Subdivision status, lot consolidations, home construction, and projects completed over the past year. Greenbelt Agreement was negotiated with owner of open space parcels. Document is recorded at Routt County Courthouse, and is available for review at Double H Management office.

Financials- Board presented Balance Sheet for July 1, 2004. Accounts Receivables are \$87,903.95, not all of that is currently past dues, as 2004 dues are late only after December 31. Board stated that owners with unpaid balances, including any road assessments, are subject to foreclosure. Board discussed collection process and reiterated policy that the property owner is responsible for all costs associated with account collection, including all legal fees, on any delinquent account. Unpaid balances are charged interest at 18% / year.

Board presented Profit & Loss statement for July 1, 2004. Membership dues assessed for 2004 are \$113,200.00, with an \$18,000 discount for early payments. Attorney fee income expenses and income are generally from collection actions. Expenses were reviewed. The ongoing water and sewer line extension on Longfellow way is a project being done by Steamboat Lakes Water & Sewer District. WCPVA owns Lot 52 along the new line, and has paid its pro-rated share for utility extension. Board plans to sell as Class B once Longfellow roadwork completed. Association installed 1 ¼ mile fencing on North Boundary. A request from the floor was made for Association to follow-up on the fence construction for clean up.

Snow Removal -The Association sent bid requests for next years snow removal contract, and has received 3 bids, Precision Excavating, Native and K & L Wilderness. Some contractors had concerns about keeping equipment at WCPV and the numbers were a bit higher. Association anticipates assessments in the range of \$225-\$250 per Class A owner.

Road Improvements Projects- Board reiterated that road base on roads is paid from Association dues, and pit run is assessed to owners on the particular road that is being built. Policy for applying road base is that the road must be constructed at adequate depth of material (12 inches), and adequate width to handle all potential traffic. Only roads serving homes receive road base.

Board reviewed road projects completed since August 2003, and provided update on ongoing work. Board anticipates a special assessment for 2005 for pit run application on the unimproved portion of Golden Tide. Owners along Longfellow Way have been assessed, and pit run will be completed in August 2004, with road base next spring. Association will be doing restoration on by-pass road, anticipated 2005.

Environmental Control Committee (ECC) - ECC is staffed by Board appointment, and duties are defined by the By-laws. Lanny explained the committee is formed to set construction guidelines and assist in enforcement of the CC&Rs. The Board is creating new construction guidelines to improve quality of construction, and set more defined minimum requirements. Discussion ensued, with general comments requesting more stringent guidelines for new home construction, with encouraging landscape, water conservation, fire safety, and encourage garages, buried fuel tanks. Gene suggested that once the board was happy with the guideline suggestions they could have a meeting with all homeowners to discuss and give input.

In regards to covenant violations, the CC&Rs are a condition of property title, and owners are required to comply. The Board is receiving some complaints on violations, including snowmobile use, vehicles storage, noise, etc. The Board asked to first talk with neighbor resolve the issue. If there is no resolution then the complaint must be put in writing to Double H. They will write letter to offender. There was a suggestion to have a web site with info on WCPV or at least obtain everyone's email addresses to send notices to.

Minutes- Lanny asked if anyone had any questions or changes to the minutes from the Annual meeting 2003. There were none.

Motion - Dave Moss moved to accept minutes as written from Annual Meeting 2003. Stan 2nd. All in favor. No opposition. Minutes pass.

2005 Proposed Budget- 2005 budget was discussed. Lanny explained that the Annual dues increase is from change in Class for lots, as Class Cs move to Class B, and more parcels become Class A with home construction. There was a suggestion to have an improvement project as a line item on budget for electronic communication.

Motion: Dave Kliwer moved to accept the budget as proposed. Dave Moss 2nd. All in favor. No opposition. Motion passes unanimously.

Open Forum - Lanny informed the members that the Board received 3 bids for curbside trash service. Waste Management bid consisted of the following 1-25 homes \$25/mth., 26-100 \$20/mth. and 101-Build Out \$17.50/mth. Dan Haveron will follow up on this project with WM and homeowners to see how many want to sign up. Board wants the trash containers at entry way eliminated. Association will not pay for service, as individual homeowners are responsible.

Galen Redinbo asked members if they were interested in cluster boxes for mail. He had information to costs and also informed members that if mail delivery were not an

option that the US Post Office could not collect fees for boxes. Lanny asked to table this discussion and asked Galen to bring information to next Board meeting. Dave Kliewer sent around a sign up sheet for members and management emails. He will volunteer to coordinate.

Election of Officers - Lanny asked for any nominations from the floor. Positions available were 1 position for each Class C, Class A, Class D. Pat Aiello currently is Class C Board member, and is running for next term. Susan Marshall volunteered for Class A position. No other nominations from floor. Nominations closed. Association voted by acclamation for Class C-Pat Aiello, Susan Marshall Class A. Class D would remain vacant.

North Rount Fire Dept.- Scott Andre introduced Bob Riley as the new North Rount Fire Dept Fire Chief. Scott stated that he has coordinated recent ISO certification inspection, and hopes to have an 8 or 9 on the report. This is used for insurance purposes and effects rates. They have a new structure and fire engine that gives maximum points for fire protection in Clark, as well as new ambulances at both stations. Bob Riley-EMT and firefighter-lives in Captain's Cove. He provided update on NRRFD operations and status.

Motion to adjourned at 11:45AM. Motion passes unanimously.

Respectfully submitted,

Sue Hochreiter
Business Mgr.