

**WILLOW CREEK PASS VILLAGE ASSOCIATION**  
**NEWSLETTER**  
**July, 2005**

As the 2005 Annual Meeting approaches, our community continues to improve and change. This past year has seen strong real estate sales of Class B lots, as well as new home construction on both class B lots and five-acre parcels. More new homes are planned this year than any single year in the past. There are now nearly 130 existing homes, with a total anticipated build-out in Filings 1-4 that could exceed 350 homes.

The 2005 Annual Meeting will be held at 10:00 AM, on July 30. In addition to bringing everyone up-to-date on financial and road improvement topics, we will be discussing new directions and priorities for our community. These discussions may well effect expenditures for several years, as well as the resulting character of the community. Your attendance and input is encouraged.

The Board is currently investigating several projects in anticipation of community needs as home density increases, as well as working toward building a community reflecting the character and amenities that the majority of property owners desire.

**Community Center?**

One item, quickly becoming a priority, is to establish a community facility for the storage of snow removal and maintenance equipment. This will require purchase of land as well as facility construction. This location could also potentially have a community center and other amenities, as well as provide a location for the clustered mailboxes discussed at the last annual meeting.

**Entryway Improvements:**

Another item currently being reviewed is the improvement of the entryways of subdivision roads at County Road 129, including signage, aesthetics, and possible landscape. These issues will be discussed at the Annual Meeting, and input, suggestions, and participation is greatly encouraged.

**Snowmobile Rules and Regulations**

Another topic for the Annual meeting will be the ongoing snowmobile issue. The Board wishes to reach a community consensus on acceptable rules governing snowmobile use and enforcement of violations. Given the number of emails we have received, and the strong opinions, this should be a lively discussion. We have had complaints of noise, trespass, property damage, fences cut, etc. The range of positions varies from a total ban on snowmobiles to complete unrestricted use.

**Potluck Lunch will follow the Annual Meeting.**

The Association will provide hot dogs, brats, and drinks immediately following the meeting. Please bring a side dish or desert. This is a great opportunity to meet your neighbors and discuss the community issues. We look forward to seeing you there.

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**ANNUAL MEETING NOTICE:  
Saturday July 30, 2005**

The 2005 Annual Meeting will be held at 10:00 AM, Saturday July 30, 2005. The meeting will again be held at the North Routt County Firehouse, located on County Road 129, past the Steamboat Lake Visitors Center. Please park in designated areas only and do not block emergency vehicles. Please bring a chair if you can, as our attendance usually exceeds the available seating at the facility.

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**2004 ELECTIONS**

It's time for some new Board volunteers! Three (3) current Board member's terms are expiring at the Annual Meeting, and each of these Board members has served for two full terms (6 years). Each of these seats, as well as a vacant Class D position, need to be filled at the Annual Meeting. Please consider volunteering a little of your time to assist in the improvement of your community.

Elections will be held for the following Board of Directors positions:

Class A, At-Large, Class B (terms expire 2008); Class D (expires 2007)

If you are interested in volunteering for the Board, please contact Double H Management before July 23. Volunteers and nominations will also be accepted at the Annual Meeting.

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**FINANCIALS**

Included with this mailing are the Balance Sheet and 2005 Profit & Loss statements as of June 30, 2005, as well as the proposed budget for 2006. The 2006 budget, as well as any revisions to the current 2005 budget, will be reviewed at the Annual Meeting. Annual dues assessments have remained constant since 2000, and the Board does not recommend any increase in Association dues for 2006. Snow removal assessments will be determined following selection of a contractor for the 2005/06 season.

There will be a few issues to be voted on by the membership at the Annual Meeting. If you are planning on attending, it is not required that you mail in your votes.

There are two proxy ballot options; a "Directed Proxy" and a "Discretionary Proxy." The Directed Proxy allows you to name a person, a company, or the Board of Directors to cast your vote as *you direct*, or you can direct them to cast your vote as *they decide* (Discretionary Proxy). One additional Discretionary Proxy ballot option is included, allowing you to direct them to cast your vote as they decide on all issues voted on by the membership.

**ALL DUES AND ASSESSMENTS MUST BE CURRENT FOR YOUR VOTE TO COUNT**

Class A members have 10 votes, Class B members have 5 votes, Class C members have 1 vote, Class D members have 5 votes. All Proxy Ballots must be received no later than July 30, 2005 in order to be counted at the Annual Meeting.

**IMPORTANT:** If you are not planning to attend the 2005 Annual Meeting, please fill out one of the attached proxy ballots and mail to Double H Management (proxy vote), c/o WCPVA, PO Box 775836, Steamboat Springs, CO 80477-5836

DIRECTED PROXY BALLOT  
REGARDING ELECTIONS OF BOARD OF DIRECTORS MEMBERS

I / We, \_\_\_\_\_ direct that \_\_\_\_\_  
(your name or names ) (name of person or entity casting your vote)

shall cast my / our vote as follows for the election of Board of Directors.

Class A Director: Write in: \_\_\_\_\_

At Large Director: Write in: \_\_\_\_\_

Class B Director: Write in: \_\_\_\_\_

Class D Director: Write in: \_\_\_\_\_

OR

DISCRETIONARY PROXY BALLOT  
REGARDING ELECTIONS OF BOARD OF DIRECTORS MEMBERS

I / We, \_\_\_\_\_ direct that \_\_\_\_\_  
(your name or names ) (name of person or entity casting your vote)

shall cast my / our vote at their discretion regarding election of Board of Directors.

OR

DISCRETIONARY PROXY BALLOT  
REGARDING ALL ISSUES VOTED ON AT THE 2005 ANNUAL MEETING

I / We, \_\_\_\_\_ direct that \_\_\_\_\_  
(your name or names ) (name of person or entity casting your vote)

shall cast my / our vote at their discretion regarding **all issues** before the membership at the 2004 Annual Meeting.

\_\_\_\_\_  
**Signature of Voting Member** Lot \_\_\_\_\_ Filing \_\_\_\_\_

Class: \_\_\_\_\_ Number of Votes: \_\_\_\_\_

**2005 ANNUAL MEETING  
Proposed Meeting Agenda**

1. Introduction
2. Association / Subdivision overview
3. 2004 Annual Meeting minutes
4. Finances - 2005 Financial Review
5. Road Projects / Snow Removal
6. Association Facilities (Land & Structures)
7. Entry Way Improvements
8. Finances - 2006 Proposed Budget
9. Election of Board of Directors
10. Snowmobile / Greenbelt use policy
11. Open Forum
12. Adjournment

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P.O. Box 775836  
Steamboat Springs, CO. 80477-5836

**Current Board of Directors:**

<u>Name</u>	<u>Class / Term Expiration</u>	<u>Telephone</u>	<u>EMAIL</u>
Lanny Mack (President)	At Large / 2006	720-333-5631	<a href="mailto:lmack3@aol.com">lmack3@aol.com</a>
Stan Urban (Vice Pres.)	Class A / 2005	970-846-0412	<a href="mailto:surban@ltgc.com">surban@ltgc.com</a>
Dan Haveron (Secy / Treas.)	At Large / 2005	970-871-0637	<a href="mailto:haveron@earthlink.net">haveron@earthlink.net</a>
Gene Weglinski	Class B / 2005	303-477-4702	<a href="mailto:geneski@peakpeak.com">geneski@peakpeak.com</a>
Susan Marshall	Class A / 2007	970-	susan_k_marshall@yahoo.com
Pat Aeillo	Class C / 2007	303-670-0462	lilpat07@ecentral.com
Vacant	Class D / 2007		

**Management Services:**

Double H Management    Sue or Hans Hochreiter    970-879-6697    [suehans@mindspring.com](mailto:suehans@mindspring.com)