

**WILLOW CREEK PASS VILLAGE ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 8, 2005**

Representing the Board:

Lanny Mack, Gene Weglinski, Stan Urban, Susan Marshall & Dan Haveron (by phone)

Representing management: Sue Hochreiter, Hans Hochreiter

Meeting called to order at 10:10am. Minutes of the September meeting were reviewed and edited. **Motion:** Stan moves to approve the minutes as amended. Gene 2nd. All in favor.

**Financials-** Board reviewed the December 31, 2004 financial statement. Current cash balance is \$60,000, outstanding liabilities (road dep., snow removal, assessments) at \$60,000. The Accounts Receivable is \$55,000. Board discussed A/R accounts. Lanny and Dan to review the road damage deposit list and reconcile. Fixed assets: Tuff shed and electric fence to be written off.

**Legal Actions** – Lanny reported on ongoing collection actions, and additional accounts to be turned over to Cage Williams.

Discussion regarding lot 271, filing 2 ensued. Tax certificate holder has filed for treasurer deed. Past dues and assessments are owed on the lot totaling \$1687. Board directed Lanny to request payment from tax cert holder before issuance of treasurer deed, or Association will pay taxes, and get title.

**Tax Exempt status-** The Association's application for tax-exempt status for Greenbelt parcels was denied by the State. Lanny will attend an appeal hearing on January 25th in Denver with Alan participating via phone.

**Greenbelts-** 1) Lot 84, F2 encroachment: The new owners have provided a letter agreeing to remove barn that is encroaching on the easement by June 30th, 2005.

2) Lot 407, F2 driveway- Mr. Heppner wants to reroute driveway and cut across existing greenbelt. Mr. Heppner requests the Board consider his request at this meeting. **Motion:** Stan moves to deny the request on the Heppner driveway. Gene 2nd. All approve.

**Snowmobiles** – Board has received 7 calls in past two weeks complaining of snowmobile noise, trespassing on greenbelts and private property, damage to property, harassment, speeding, jumping across roadways and racing on old Longfellow Way. After discussion, the Board agreed to send letter to all Class A owners, and send covenant violation letters to owners observed causing problems. Lanny will draft letter and e-mail for comments.

**2005 Budget/Improvement projects:** Board agreed to assess owners and improve a section of Golden Tide from Miner's Dream to Gold Queen Place with pit run in Summer 2005.

Road base is needed on a portion of Golden tide, Willow Gulch, Longfellow, Green Bird Place and Beaver Canyon, estimated at \$35,000 including Mag Chloride application. Electrical installation damaged Beaver Canyon, Board agreed not to place road base until

YVEA repairs this section. Lanny will draft a letter to send to Kris Lodwick and Yampa Valley Electric Association.

Dan spoke with the County regarding cattle guards. He spoke with Nancy Stahoviak to discuss with commissioners about this problem, but has not heard back from her. If the Association had to do the cattle guard it could cost \$5,000-\$10,000.

The Board discussed improving the main entrances to Willow Creek Pass Village off Hwy 129. They want these entrances to identify the neighborhood, improved aesthetics, possibly tie in cluster mailboxes, landscape. Susan Marshall volunteered to spearhead this project. The Board also wants to get rid of all of the Realtor Boards up at entrance, perhaps confine them to one area. Susan will contact some design firms and let the Board know at the April meeting possible options and costs. Gene suggested that we ask the homeowners for a committee for input on this project. The Board agreed to present options for discussion at the annual meeting.

**Golden Tide-5 acre lot replat #1.** The Board wants to possibly purchase property for use as equipment storage, Association amenities. Dan has contacted County planning, and rezoning is likely to be approved. There was discussion on financing, needs. Dan and Stan will coordinate this project.

**Web Site-** Gene stated that he has not heard from the owner that attended the annual meeting regarding setting up a web site. Gene will follow up and report at April meeting.

**New Business-** There's a building being constructed with ECC approval at Vista Meadows #2. Question if the structure is what was approved. A large shed has been placed on the property with a 5th wheel parked inside. The Board feels that people could be living there in violation of County regulations and Association covenants. Dan and Lanny will follow up and let Double H know if another covenant letter should be sent to them.

**ECC committee:** Dan reported the point system is working well, but that it would take more plans to be reviewed to determine if changes needed. The committee is working well together. The property at Vista Meadows #2 is using pro panel for roofs as the siding for their house, and ECC informed them this was not acceptable. Solar panels are okay as long as they are integrated into the house design. Garages and houses must be built simultaneously.

Meeting adjourned at 12:15pm.

The next meeting of the Association will be April 2nd at 10:00am at Land Title offices.

Respectfully submitted,

Sue Hochreiter  
Business Mgr.

