

**WILLOW CREEK PASS VILLAGE ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**LAND TITLE OFFICES**  
**April 2, 2005**

Representing the Board: Lanny Mack, Dan Haveron (by phone), Gene Weglinski, Stan Urban, Pat Aiello & Susan Marshall

Representing management: Sue Hochreiter, Hans Hochreiter

Guests: Chris O'Connor, Peter Huber, Dave Sessions and Steve King

Lanny Mack called the meeting to order at 10:10am.

**Minutes:** Minutes reviewed for January Board meeting.

Motion: Stan moves to approve the minutes as written. Susan 2nd. All in favor.

**Financials-** Board reviewed the financial statement dated March 31, 2005. Current cash balance is \$155,000. Lanny updated Board on collection actions, explained one collection went to sheriff's office for sale. Road deposit accounts have been reviewed and current liability is \$17,000.

**Multi lot agreements** - Lanny informed the Board of ongoing multi-lot agreement issue. Bench owns lots 1-15 (minus lot 10), filing 1. Mr. Bench signed a multi lot agreement in 1996, as allowed by the by-laws, and since then has only paid on one lot, with deferred road assessments and annual dues. In short, all lots treated as one. Mr. Bench is in process of selling some of the lots. This action voids the multi-lot agreement, and requires payment of all past dues and assessments for each lot. Mr. Bench disagrees and has threatened action. Lanny referred issue to Alan Keeffe (association's attorney), who agrees with association's position. Estoppel was issued for full amount of unpaid dues and assessments.

**Snowmobiling-** Dave Sessions explained to the Board what the guests issues are with snowmobiles. The group presented a video that the board viewed. He explained he lives in an A-frame home and riders were snowmobiling on his roof as well as the greenbelt area throughout the community. There was video from 1/23/05, 1/29/05 and 2/27/05. The video showed snowmobiles jumping the road while cars stopped and waited, as well as other covenant violations. The guests in attendance expressed their frustration with some of snowmobile riders, basically trespassing, noise, harassment, and safety issues.

Lanny explained actions the Board has taken, including letters to all homeowners explaining policy and covenants. Two covenant violation letters had been sent out and one fine for \$500. There was discussion of other possible actions that may be available to enforce covenants.

Pete Huber stated that he observed about 15 sleds go up the greenbelt at the corner of Longfellow and Willow Gulch. He said there were 8 sleds on Wednesday, March 30th and 6 more on Friday that trespassed, and violated noise limits at the Appel property. Pete said that sled trailers are parked on roads blocking snow removal and access.

The Board was told that on 4/1/05 the Appel's again violated the covenants, after receiving notice of violation. The Board directed another \$500 fine to be sent to the Appel's and that is was due and payable in 30 days.

Board also told Double H to send two more covenant letters to Spickler and Flanigan (lot 397 filing 2). Dan Haveron also told board he had a complaint that the McDowells damaged the new fence on the North property line to gain snowmobile access. Board directed Double H to send them a covenant letter also.

Board discussed options for dealing with cars and trailers parked on roadways. Board will research with County for signage and to establish towing policy for next winter. Board will discuss snowmobile policy at annual meeting.

Steve King also told the board that there is considerable "light" pollution at the subdivision as floodlights are on all night outside.

**2005 Road projects-** Road base will be laid at Willow Gulch to the first driveway, on Longfellow for the new road to intersection of Willow Gulch, Beaver Canyon from bench property to Pueblo Drive (2<sup>nd</sup>) intersection, Golden Tide to Gold Queen Place, Green Bird if in good condition, and touch up throughout subdivision. Mag chloride to be placed on all the improved roads with road base. Approximate \$40,000 cost.

Motion: Stan made a motion to allow Lanny and Dan to use \$50,000 for road base and road maintenance. Gene 2nd. All in favor.

The segment of Golden Tide between Miner's Dream and Gold Queen Place is unimproved. The project would cost approximately \$20,000, and be assessed to adjacent property owners.

Motion: Pat moves to have the board improve golden tide with pit run, and assess the ownera. Lanny & Dan will coordinate the project, and establish assessment. Stan 2nd. All in favor.

Hans suggested a letter sent to owners that states if the road costs are higher than estimated, the board will reassess or if it was too high a refund will be sent.

**Longfellow restoration:** The association wants to sell Lot 52t but there needs to be some restoration on Longfellow beforehand. It would cost about \$10,000 and take not more than a week to do.

Motion: Pat moves that Lanny & Dan be given the authority to spend not more than \$10,000 to restore lot 52 and greenbelt. Gene 2nd. All in favor.

Myrtle Ct.-The association does not plow this road as it is not properly constructed. There is no pit-run, and not wide enough. Board was contacted by homeowner requesting road base. Board discussed options for improvement. Lanny will write a letter to the owners on this road to see if they want to be assessed in order for the association to do this.

**Association land purchase-** The Board discussed possible sites and the needs for an Association facility for equipment, and possible community center. Issue will be discussed at next meeting, and will be presented at the annual meeting.

**Entryway-** Susan Marshall presented her ideas to the board for improving the entrances to the community. Board reviewed objectives: create a sense of community, enhance visual impact of entrances, reduce clutter of realtor signage, improve directional visibility for visitors (5 entrances), maintain limited hindrances to snow plowing, ensure low maintenance requirements and build and install at moderate costs. She also had a list of what the board might prefer: 1) materials, stone, wood, metal, concrete/stucco, combo; 2) placement above entrance roads, sides of entrance roads and 3) attributes: lights, orientation to driving north or both south and north, landscaping, color, high or low profile. Board discussed several design issues and preferences. This will be put on the agenda to discuss at the annual meeting. Chris O'Connor volunteered to work with Susan on this project.

**Web Site-** Dave Sessions volunteered to write the web site. He can download the covenants, ECC guidelines, etc. Lanny and Gene will work with Dave on this project.

Motion: Dan moved to allow Dave Sessions to set up web site. Pat 2nd. All in favor. Gene will summarize to Dave.

**Annual Meeting:** Annual meeting was set for Saturday, July 30th. Susan will ask the North Routt fire dept if the meeting can be housed there as it was last year. This is no cost to the association as they are a non profit organization. Susan suggested expanding the snacks to include a pot-luck after the meeting to get to know your neighbors. This will be included .

Motion: Stan moves to adjourn the meeting. Pat 2nd. All in favor.

Meeting adjourned at 12:30pm.

Respectfully submitted,

Sue Hochreiter  
Business Mgr.