

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
LAND TITLE OFFICES
June 25, 2005

Representing the Board: Lanny Mack, Stan Urban, Susan Marshall, & Gene Weglinski
Representing management: Sue Hochreiter, Hans Hochreiter

Lanny Mack called the meeting to order at 10:00am.

Financials- Board reviewed the financial statement dated May 31, 2005. Current cash balance is \$140,117. The Accounts Receivable is below \$45,000, of which less than \$25,000 is past due owing to the Association. Lanny updated the Board on collections; one account is with the attorney. Expenses for roadwork this spring not reflected in financials, total approximately \$45,000. The Association has approximately \$75,000 for projects for remainder of year.

2005 Projects- The culverts at Willow Gulch, Neptune and Longfellow and Golden Tide will be addressed this year. This will cost approximately \$10,000. Restoration to lot 52 and Longfellow bypass approx. \$10,000. Longfellow road cut repair approximately \$20,000. Stan asked the North Rott fire chief if woodpiles could be burned, and project OK'd, just contact sheriff morning of burn. Golden Tide pit run has been approved, not assessed yet, work to be done in August.

Lot 52 sale- Lanny stated the new statute (effective 2006) requires that the disbursement of assets should be announced to membership and at the annual meeting. Board can be delegated to handle this, and by-laws give this responsibility to Board. Lanny will put this information in the newsletter, and discuss at annual meeting. Board will be accepting bids for this lot starting at \$65,000. Association reserves the right to accept or not accept offers.

Budget 2006 - Lanny presented the 2006 proposed budget, and Board discussed income and expense projections. The dues for 2005 showed \$95,000 incorporating discount, 2006 budget changed to reflect each as line item. Snow removal estimated at \$40,000, no contract in place. The sale of lot 52 will bring in additional income, but Board agreed budget should be based on dues until sale is complete.

Motion: Stan moves to accept budget for 2005-2006 as discussed. Susan 2nd. All in favor.

Entryway- Susan reported that she and Windemere looked at all entrances. Olive and Neptune entrances are relatively flat and lend themselves to improvement. An entry way could be shown on both sides. Beaver Canyon and Golden Tide would need lots of material and spend quite a bit of money to do. Miner's Dream- hillside behind property lends itself to signage. Susan asked Windemere to give her a picture for annual meeting to show members how entrances' could look at Olive and Neptune. All must be surveyed in any case. A possibility would be big block boulders for scale. She will have conceptual design for rock work, landscaping and sign age by the annual meeting. Board discussed preliminary budget of approx. \$10,000 per entrance for a total of \$50,000 to \$60,000.

Other business- Olive St./Green Bird Pl- Board received letter demanding road base on Olive Street. Lanny stated that there aren't any houses on Olive and therefore the Association will not put down road base based on current policy. Board will review policy once all roads serving houses are improved with road base.

Tax exempt status: - the State denied Boards request for tax exempt status for open space parcels, and stated it was a County issue. Lanny wrote a letter to County Assessor(again) requesting basis why we have been rejected so we can appeal to Commissioners. Lanny has researched other open space parcels in Routt County and they are exempt from taxes.

Annual Meeting: Board discussed annual meeting agenda and logistics, food, location, etc. Annual meeting notice will be mailed no later than June 30th.

Snow removal contract: Stan recommends the Board send out specifications to contractors for bids for 2005-2006 year. Board discussed current problems with KL Wilderness, and need for facility for equipment storage. Agreed to put contract out for bid.

ECC: - Susan expressed concerns about how this committee works. She had received calls from Christine Pearson telling her that she must pick up plans immediately to look at to give approval and that they had a 24hr turn around. Lanny stated that the ECC has 30 days to look at plans and no need for the "rush", but should be expeditious. Sue stated that Double H had received calls and people dropping off plans. Dan Haveron as ECC chair had been delayed in getting back to Steamboat this spring and had asked Double H to receive plans. Sue and Hans stated that there was little coordination with them and submitters had several misunderstandings.

Association received letter from Gene and Linda Bench requesting Double H research past records and send copies of applicable minutes and motions. Board reiterated the policy defined in the new statute: An Association member, when requesting to review records, must put in writing which records they want to see and what their purpose is for viewing these papers. Management must provide the space and records to be viewed no more than 5 days after the request. Management does not make copies to be sent out. Member may make copies once viewed and management reserves the right to charge a per page copy price.

Meeting adjourned at 12:00pm.

Respectfully submitted,

Sue Hochreiter
Business Mgr.