

**WILLOW CREEK PASS VILLAGE ASSOCIATION**  
**NEWSLETTER**  
**July, 2008**

Dear Association members,

Enclosed is the 2008 Annual Meeting notice, agenda, and proxy ballots, as well as a few small items of interest. Please make every effort to attend the annual meeting, and consider volunteering for the Board. There are numerous vacancies to be filled.

**Bears:** We have a few reports of bear visits to homes in our community. Lets help the bears stay on a more natural diet than Willow Creek Pass garbage by following the common sense rules of keeping trash in bear-proof containers, not leaving pet food and hummingbird feeders out for them to forage on, cleaning BBQ grills, etc. Please call DOW if you have questions on what needs to be done, or if you have a persistent problem that needs action.

**Dogs:** Staying with the pesky animal theme, the Board is once again receiving complaints about dogs in our community. Recently, a couple of residents reported being attacked while walking through the subdivision. Covenants require all dogs to be on a leash or confined and require pet owners ensure their animals do not create a nuisance. Routt County has large number of restrictions covering animal ownership.

If you have an issue with barking dogs, dog attacks, or notice dogs roaming free, please report it to the Board or management company with description of the incident, and address of the animal owner. The Board will follow up with a notice to the owner, requesting the issue be addressed, and then fines can be issued. We also recommend that you contact the Sheriff's office to report the problem, as they have a very effective animal control program. They have available more timely response mechanisms, as well as a wide array of law enforcement capabilities to address the problem.

**New Construction:** As a reminder, any construction that occurs in the subdivision must first be approved by the Environmental Control Committee. Design submittals can be made to the management company, and the procedures and requirements are available on the web site ([www.wcpva.org](http://www.wcpva.org)). One item that has come up more frequently is the setback requirements as specified by the covenants, Section 3.B. The *requirements* are that setbacks from lot lines are 30 feet from front line (70 feet for five acre parcels), 15 feet for side setbacks, and back lot setbacks are 25 feet. These setback requirements, as specified by the covenants, apply to all construction, including roof extensions, covered porches, garages and any approved outbuildings. Please keep these setbacks in mind when you design you construction project, as waivers to these requirements are not granted.

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**ANNUAL MEETING NOTICE:**

Saturday August 2, 2008

The 2008 Annual Meeting will be held on Saturday August 24, 2008 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.

10:00 A.M. 2008 ANNUAL MEETING

1. Introduction / Overview
2. North Routt County Fire District Update
3. 2007 Annual Meeting minutes
4. Fire Mitigation
5. Financial report 2007 YTD
6. Finances - 2008 Proposed Budget
7. Election of Board of Directors
8. Open Forum
9. Adjournment

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## 2008 BOARD OF DIRECTOR ELECTIONS

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Six of the seven positions on the Board are up for election this year. Pat Johnson, Class D Board member for past four years, has also resigned from the Board effective August 1. Board positions are for three-year terms, however vacant positions due to resignations are only for the remainder of the existing term. The attached proxy ballots shows the people who have expressed an interest for running for the Board, but additional nominations are accepted from the floor at the annual meeting.

Elections will be held for the following four Board of Director positions:

- one Class A position for 3 year term
- one Class A position for 2 year term
- one Class B position for 3 year term
- one Class D position for 2 year term
- one At-large position for 3 year term
- one At-large position for 1 year term

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## PROXY VOTING

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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 vote or proxy.

There are two proxy ballot options; a "Directed Proxy" and a "Discretionary Proxy." The Directed Proxy allows you to name the Board of Directors or an individual to cast your vote as *you direct*, or you can direct them to cast your vote as *they decide* (Discretionary Proxy).

**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 mailed Proxy Ballots must be received no later than August 1, 2008 in order to be counted at the Annual Meeting.

**IMPORTANT: If you are not planning to attend the 2008 Annual Meeting, PLEASE fill out the attached proxy ballot and mail to:**

**Double H Management (proxy vote)  
c/o WCPVA  
PO Box 775836  
Steamboat Springs, CO 80477-5836.**

DISCRETIONARY PROXY BALLOT  
REGARDING ALL ISSUES VOTED ON AT THE 2006 ANNUAL MEETING

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

shall cast my / our vote at their discretion regarding **all issues** before the membership at the 2008 Annual Meeting.

OR

DIRECTED PROXY BALLOT

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: \_\_\_\_\_

Class A Director: \_\_\_\_\_ Write In: \_\_\_\_\_

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

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

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

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

\_\_\_\_\_  
**Signature of Voting Member**

Lot \_\_\_\_\_ Filing \_\_\_\_\_

Address \_\_\_\_\_

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