

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
North Routt Fire District
January 22, 2009

Representing the Board:

Lanny Mack, Pat Aiello, Susan Marshall, Ron Davies, David Kliewer (by phone)

Representing management: Sue Hochreiter, Hans Hochreiter

Minutes- Lanny asked if there were any corrections to the November minutes. There were none.

Motion: Susan moved to accept the November minutes. Ron 2nd. All approve.

Covenant enforcement- Board discussed the construction deposit policy, which currently requires 12 months after receipt of CO (certificate of occupancy) before owner can request deposit return. The Board agreed to maintain the requirement for a CO, given the covenants require final county inspection, but the 12-month requirement is defined as 12 months after all utility, road and driveway work is completed.

Board discussed diligence in construction. Covenants say exterior must be “substantially completed” in 12 months, but has no defined timetable for getting CO. Board discussed options to address the unfinished homes in the subdivision, for example Finch and Jill Johnson are very late, with Finch over 7 years and Johnson on fourth year. Board discussed several other violations and agreed to contact violators and begin enforcement beginning after April Board meeting. Board will define construction policy at April meeting.

ECC- No currently scheduled meetings or construction approval requests.

Dead Tree removal- Susan reported owner’s in filing 1 did get a grant, but money has not yet been distributed. The total grant was \$15,000, matching 50 cents on the dollar. All resident bills totaled \$30,000. A month ago Susan heard from Forest Service and reported that they are still on schedule and will be doing in 2010. She asked about adjacent BLM properties, and Forest Service will help with contacts. Board discussed addressing the dead trees on the Association’s Greenbelt parcel adjacent to this BLM land this summer.

Annual Meeting- Board set annual meeting date for August 8th.

Clean -up- Board agreed to have another clean up day this June. Four dumpsters will be provided. Date will be defined at the next Board meeting.

Year End financials- Lanny reported that the lot the Board had previously initiated foreclosure on had gone to tax auction a few years ago. The owner of the tax certificate had filed for title, in which case we would lose our claim. However, the tax certificate owner agreed to pay our back dues, but in the meantime the owner paid the back taxes. Our liens are still in place, and collection costs reflected in A/R report.

Board reviewed A/R accounts, and directed Lanny and Double H to proceed with collection actions. Lanny stated there are several who have received multiple notices, have unpaid

accounts over \$1000 and have not made any contact, so the next step is to begin foreclosure actions. Hans suggested we first file a documented lien, as this will require owner's response. If no response, we will turn over to attorney for foreclosure. Board generally agreed that any account over \$1000, or approaching 5 years delinquent, should be turned over for collection.

Board approved assessing 50% penalty on unpaid snow removals for 2008/09, and begin charging 18% interest on unpaid accounts.

Board adjourned at 6:00pm.

Respectfully submitted:

Sue Hochreiter
Business Mgr.