

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
North Routt Fire District
June 20, 2009

Representing the Board: Lanny Mack, Susan Marshall, Pat Aiello, Tim Stone
Representing Management: Sue Hochreiter, Hans Hochreiter

Call to order 10:00am

Minutes-Susan had two corrections for the minutes; Ron Davies will coordinate maintenance entry of signs, and Forest Service grant was \$15,000.00

Motion: Tim moved to accept the minutes as corrected. Pat 2nd. All approve.

Financials – Board reviewed balance sheet and P&L for May 31.

Collections- Lanny explained the HOA sent a letter to one individual with an unpaid balance for road assessment, as was directed by the board at the last meeting. Lanny read a letter of response from the resident, stating he doesn't accept any interest charges. Board directed Double H to assess 18% interest on account until paid in full. Double H reported they sent collection letters to nine owners for collections, with no response. Board directed Hans to file lien and send certified letter. Lanny reported two accounts that were turned to Alan for foreclosure have received fair debt collection notice, and are in 30 response period. Alan will proceed with lawsuits unless full payment received.

2009 Projects- Lanny provided road improvement status: Venus Place was widened and the one driveway culvert improved, but resident paid for the culvert improvement. New culverts installed at Venus Place, Greenbird Place, and North Jupiter cul-de-sac. Olive St., Frisco place, Myrtle court, Beaver Canyon, Neptune all received road base. Dust control completed-15,000 gallons spread at .25 gal/sq. yd.16' wide, which was adequate for most of the subdivision. NWCC-Lanny met with Hal Schlicht of NWCC to discuss the Longfellow slide. Hal felt the problem could be addressed, as it is a shallow failure, and having removed much of the material, probably could be stabilized with dewatering. NWCC submitted proposal for the work on a T&M basis, with proposal to drill 5-6 test holes, do analysis, and prepare recommendations. Estimates cost to be around \$6,000.

Motion: Tim moved to accept NWCC bid of work to be performed. Pat 2nd. All approve.

Board discussed removing the large wood pile on Longfellow, possibly burning, grinding into mulch, or hauling off. Tim volunteered to be in charge of the wood pile. Sheriff must be called also when burning. Tim said if we miss window now can do in the Fall after the first snowfall.

Longfellow- Board discussed follow on work after receiving NWCC recommendations. Board agrees to move ahead on projects.

Motion: Tim moves to designate Lanny to coordinate addressing Longfellow problems for no more than \$25,000, revision to that amount will be addressed via email to Board. Pat 2nd. All approve.

Dead Trees-Susan reported that she had spoken to Jamie Kingsbury, as Jamie was copied on all of Roy Powell's recent e-mails. She offered to attend the annual meeting and offer another walk-through of the property involved. Susan received a 3 page e-mail from Patrick Johnson that was to the Forest Service. He was concerned about the pull out area off of Buckhorn that the Forest Service wants to use for tree mitigation. Buckhorn does not have pit run or road base and Patrick wanted to know if the Forest Service will fix the road after extensive use. He also said at one time the Forest Service had one access point but now is showing 3. Lanny felt he had a legitimate concern, however Buckhorn is not improved and the association does not maintain until there is pit run put down by owners. Susan will check with Forest Service about this. Board discussed the dead trees on Association greenbelt, adjacent to BLM. John Twitchell will contact the BLM to see how this may get addressed. Board agreed to obtain preliminary estimates for inclusion in 2010 budget, then it will be put in the newsletter and discuss at the annual meeting.

Covenant Enforcement- Board discussed several covenant issues, and status of violations for people already contacted. Tim supplied a report he prepared when he inventoried the sub-division for violations and issues. Tim reported there is a shed constructed in the right of way on Neptune. Lanny said there are legal restrictions on enforcement of some of the items, as there is a 12 month statute of limitations on "building conditions". According to Alan, fuel tanks, exterior buildings, etc. are not part of this limitation, nor are the requirements for ongoing upkeep. Lanny would like to include discussion of the ECC guidelines at the annual meeting, to get community support for enforcement. Fuel tank letters will go out after the annual meeting. Tim and Ron Davies will be the contact people for covenant enforcement.

ECC-Tim reported that Finnegan is starting construction, no other submittals at this time.

2010 Budget- Board discussed 2010 budget draft. Draft budget includes holding assessments the same as 2009, with increase in snow removal assessment since contract will expire in the fall of 2010. Dust control reduces over this year, with plans to only do high traffic areas. The Board believes making dumpsters available is a valuable community service and worthwhile endeavor for the board to continue. The board will supply 4 dumpsters, and if this is not enough, then in the future we have to look at assessing owners. Board agrees to place 20,000 in budget for tree removal on greenbelt, and the remainder for road improvement projects.

Motion: Susan moves to approve Budget 2010. Tim 2nd. All approve.

By-law Revisions- Board reviewed three prepared resolutions for modifying the by-laws

1) Quorum-change from 50 members to be in attendance to 50 members in attendance or by proxy.

Motion: Pat moved to adopt this resolution. Tim 2nd. All approve

2) Annual Meetings-change from must be held in July or August to the membership determines date at previous annual meeting.

Motion: Tim moved to adopt. Susan 2nd. All approve.

3) Special meetings- change from the President or a majority of the Board of Directors calling special meetings to President, a majority of board members or by owners having twenty percent, or any lower percentage as specified by the Colorado Common Interest Ownership Act, of the votes in the Association.

Motion: Tim moved to adopt. Susan 2nd. All approved.

Resolutions will be mailed to every owner with the annual newsletter announcement, and included on proxy ballot.

Meeting adjourned at 12:10pm.

Respectfully submitted,

Sue Hochreiter
Business Mgr.