

**WILLOW CREEK PASS VILLAGE ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**North Routt Fire District**  
**October 15, 2009**

Representing the Board: Lanny Mack, Susan Marshall, Tim Stone, Ron Davies, Dave Kliwer (by phone)  
Representing Management: Sue Hochreiter, Hans Hochreiter

Call to order at 5pm.

**Minutes-**Susan moved to accept minutes of June, 2009 meeting as written. Tim 2nd. All approve.

**Annual Meeting quorum-** Board discussed lack of quorum at last annual meeting, agreed Board will prepare minutes of discussion, and post. Board discussed options for quorum. Lanny reported he discussed the issue with association attorney, and that we could go to court to get the resolutions adopted, but Alan warned this is most expensive option. He suggested we attempt another try at getting a quorum. There are several possibilities on obtaining a quorum. 1) go through legal action with the courts; 2) have a meeting by phone or webinar, but this requires capability for all to be able to participate; 3) hold special meeting, perhaps in conjunction with clean up day/barbecue, just to adopt the quorum requirement resolution; 4) hold special meeting for 30min to obtain vote in attempt to get 50 owners to show up.

**Financial-** Board reviewed Balance sheet and P and L for September 30th. Lanny and Hans reported on delinquent accounts, two accounts turned over to attorney have paid. Board agreed the one account remaining for unpaid road assessment be charged 18%.

**Snow removal 2009-2010-** Lanny reported the two houses on Myrtle court and Frisco Place have requested snow removal this year, so these road sections will be added to the contract, for an additional cost of approximately \$2500. Contract will be for \$53,000. In addition, there are 3 new Class A owners. Costs last year were \$285 for Class A and \$425 for 5 acre plots.

Motion: Tim moved to set 2009/10 snow removal assessments at \$300, and \$450 for MRE houses, with \$5000 for water & sanitation district. Susan 2nd. All in favor.

**Forest Service project update-**Susan reported that she and Rick were in attendance for another public meeting held by the Forest service, attended by John Twitchell, Ron Burns, and Pat Johnson and his wife. Forest Service will have access through Susan's lot and Dennis Lodwick property. There was approval by owners on Westwind for another access. Forest Service will begin in June 2010. Lanny reported he received an inquiry about easements from Pat Johnson, who owns land adjacent to the project, and referred him to covenants, utility companies, and county..

**Dead Trees Greenbelt-** The Board agreed to investigate doing a project on the 15 or so acres of greenbelt with pine beetle kill Northeast of Jupiter.. She reported that John Twitchell of the USFS offered to assist in coordinating with the BLM. Tim and Susan agreed to coordinate this project.

**ECC-**Ron Davies reported that Jeff Bohlen and Jim Vail volunteered at the annual meeting to serve on this committee. Tim will contact them.

Motion: Lanny moved to appoint Jeff and Jim to the ECC committee. Susan 2nd. All in favor.

Tim reported the following projects-Warnke under construction, Finnegan (house), Buschow (shed), Hessel, addition is good.

**Covenant violations-** Two letters have been sent to Wagner with no response. Fines need to be instituted. Blazek has complied with many of the items in the letter, but some remain. Tim reported there's a big camper in the driveway. Discussion as to whether the covenants prohibit. Lot on Saturn also cleaned up, shed is gone, garage fixed. Letters need to be sent to the following people-Hans Mortenson , renter has a fence with 7 dogs; 2) Darrah-he has 2 1000 gallon tanks above ground in front of his house; 3) Johnson has various items around property; 4) At top of Neptune there is a shed in easement ; 5) Peter Lewis still has plenty of items on property. Tim will maintain a record of violation letters, fines, remedies, etc.

**2010 Projects-Budget-S** Board reviewed 2010 projects, and Susan requested tree maintenance with ROW be added. Discussion of developing a long term development plan for the community, including trails, expanding greenbelt, recreation areas, etc. Susan will research and volunteered to head up this effort.. Tim interested in establishing a Trail System throughout the subdivision. For mountain biking, hiking and cross country skiing. He will bring drawings to next meeting.

Next board meeting will be Thursday, January 14th at 5pm.

Respectfully submitted,

Sue Hochreiter  
Business Mgr.