

**WILLOW CREEK PASS VILLAGE ASSOCIATION**  
**ANNUAL MEETING**  
**AUGUST 8, 2009**

The annual meeting of the Willow Creek Pass Village Association (WCPVA) was called to order by the President, Lanny Mack at 10:15am at the North Routt Fire District Station. Board members present were Pat Aiello, David Kliewer, Ron Davies, and Sue and Hans Hochreiter of Double H Management. Hans reported that signatures showed 33 members in attendance, however, 50 members are needed to be present to have a quorum. Lanny said since there is no quorum, votes and motions are not allowed. There was discussion on methods to increase participation.

The meeting continued with Board reporting on Association business and discussions regarding community issues.

**Financials-** Lanny reported that the budget for next year is based on ending the year with \$50,000, and completing all of the roads and significant projects. Board is concerned with unpaid accounts, and is committing resources for collection, as there are still 10 people with unpaid snow removal accounts. Discussion followed on level of reserve and collection procedures..

**Budget-** 2010 budget was discussed. Board included \$20,000 for tree removal on Greenbelt parcels, but will be soliciting a grant, or working with BLM to get the project done. Project schedule will be dependent on grants and BLM addressing the adjacent area. In the event collections are unsuccessful for snow removal, snow removal assessments would increase to cover the shortfall. Dust control will be only on high traffic areas in 2010, and all roads in 2011. Board had a geological study done for the Longfellow slide, including drilling 7 test holes. The engineer's opinion is that the slide can be fixed, that it is a shallow slump. In 2003 the Association cut the road that reactivated the slide, and each year there has been a further slump. Association is paying for the remedial actions. Comment made that someone else should pay for it, not the association. History of the road was reported, and Board reported the attorney's opinion is that the Association is responsible. Other budget items discussed.

**ECC Construction Guidelines-** Board reported the overall effect of the guidelines has been good, most builders cooperative, and quality of homes improved. ECC reviews proposed construction and provides written requirements, as well as suggestions for improvement. If a member doesn't like the ECC review they can appeal to the Board. Ron asked members for volunteers to be on the ECC. Jeffrey Bohlen volunteered.

**Covenants-** Board solicited input on enforcement of covenants, as Board has received letters requesting increased enforcement. General feedback was to increase enforcement and fines. Board reported on recent violation issues of propane tanks, homes in disrepair, etc. Owner asked if solar panels, wind energy etc would be allowed; Board said they are not prohibited, but must be incorporated into the design of the house. One member asked if there was anything in the covenants to address snowmobiles and ATV's that sit out year round. Lanny

said you must have an improved area to put your equipment. Pat Aiello asked owners to give board feedback on what aesthetics means for them. Comments complaining of dog fence areas, propane tanks, outside storage of trailers/ATVs etc. Propane tanks: putting fence around them as screen has been a failure, prefer all tanks be buried.

**Open Forum-** An owner was concerned about the quality and quantity of the water and operation of the water district. Lanny said this is responsibility of Water & Sanitation District, not the Association, meetings are monthly at Steamboat Lake which are published. Kathleen Titus and Bob Hulton will stay after meeting to hear concerns of members.

Another owner asked about vacant lot ownership and why she must pay for each, yet only get to vote for one. Lanny agreed that if you are assessed you should vote, and that is typical of the vast majority of Associations. However, it was put to the ownership in 2000 as part of changing the covenants, and the community voted to only vote their highest Class ownership. To change this, the covenants need to be changed, which requires all of the property owners, not just those participating in the annual meeting, and must have the majority of all the owners, not just those voting. Dave Moss thanked the board for all of their work.

Meeting adjourned at 11:35pm

Respectfully submitted,

Sue Hochreiter  
Business Mgr.