

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
North Routt Fire District
January 14, 2010

Representing the Board:

Lanny Mack, Tim Stone, Ron Davies, Pat Aiello, Dave Kliewer (by phone)

Representing Management: Sue Hochreiter, Hans Hochreiter

Call to order at 5pm.

Minutes – Pat moved to accept minutes as written. Tim 2nd. All approve.

Financials - Board reviewed Balance sheet and P/L for December 31, 2009. Lanny reported payments are slightly behind schedule compared to previous years, with end of year delinquency for annual dues at \$10,000, as compared to \$5,000 for 2008. Unpaid snow removal is at \$5,100, compared to \$4,000 last year, with 17 homeowners currently delinquent.

Collections- Board agreed to proceed with foreclosure actions on unpaid accounts that received notices in November. Also, directed Double H to send notices to all property owners with unpaid snow removal accounts, so that foreclosure on these households could begin following April Board meeting, for all who do not pay.

Budget 2010- Board discussed the 2010 budget that was presented at the annual meeting in August. Board agreed priority will be to set the reserve funds at \$56,000, then fund budgeted projects with remainder of cash assets, as collections allowed. Board anticipates all of the projects in the budget:, including the clean-up day, Olive street improvements, dust control, road maintenance, Longfellow mitigation, and tree removal on greenbelt should be able to be funded, but will be determined at April Board meeting. Susan Marshall and John Twitchell will be seeking grants to assist in tree removal, along with contacting BLM.

Contracts- Board discussed three ongoing contracts. The three year contract for snow removal will end this Spring, so the Board members will develop a set of specifications and be soliciting bids following the April Board meeting.

Management-This contract has been renewed on a annual basis for the past several years. Board felt that it is time to solicit bids, as the management needs have changed significantly since contract was last bid. Double H will provide list of tasks to Lanny as starting point to develop job description. Board would like web site management to be included in duties of new management company.

Attorney- lanny reported that Sherman – Howard rates are now at \$345/hr for Alan Keffe. Board agrees to continue using Alan as Association's legal counsel.

Newsletter-Board discussed topics for the newsletter that will be included with the annual billing. Lanny will draft and send to all Board for input before mailing with January invoices.

Community Plan- Tabled as Susan Marshall not in attendance.

Other Business- Board discussed issues regarding establishing committee for development of long range plan, purchase of land for greenbelt/recreation, and trail system.

Next board meeting will be Thursday, April 29th at 5pm.

Respectfully submitted,

Sue Hochreiter
Business Mgr.