

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
North Routt Fire District
April 27, 2010

Representing the Board:

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

Representing Management: Sue Hochreiter, Hans Hochreiter

Call to order at 5pm.

Forest Service tree removal project -Jamie Kingsbury, Mark Cahur and Tom Edwards of the Forest Service presented an update on the 80 acre project adjacent to filing 1. They explained that the previous plan of using temporary roads would not be allowed, unless the Colorado plan for roadless rules was adopted prior to the start of the project, which seems remote. The current project plan is to haul all trees to south end of golden tide, and do all loading on trucks at this one location. The extraction point crosses one property, and they have obtained permission from the owners of the property that will be directly impacted. The anticipated start date is end of July, early August. They do not have a contractor selected yet. Any questions can be directed to Mark Cahur via e-mail to mcahur@fs.fed.us, or call 870-2214. They also reported on logging operations throughout Routt Zcounty scheduled for this summer.

Jupiter Place / BLM tree removal: Susan report that John Twitchell was working on this, but he was currently busy on other projects. She will contact and follow-up, but unlikely any project for this summer, as it took 3 years for the forest service project.

Minutes- January minutes were approved via e-mail and posted on the web site.

School District Parcels- School District Representatives had requested to be on agenda regarding 2 lots they are trying to sell, but could not attend the meeting. Tabled discussion.

Financials- Board reviewed financial statements March 31, 2010. Lanny reported that in summary we are slightly behind dues and snow removal collections compared to last year. He suggested to the board to accelerate the collection efforts on overdue snow plow accounts. Hans was instructed to put this collection procedure in place by the end of this week.

Snow Removal/Road Maintenance Solicitation- The three year snow removal / road grading contract will expire in June, and bids will be solicited from North Routt contractors. It was suggested that the contract be changed to require two pieces of equipment (1) grader & front blade or (2) grader and a large blower. Driveways and berm clearing will be deleted as an option from the contract. Ron Davies will coordinate. Rusty Baker, Subr, Kris Lodwick and Peak will be solicited for bidding the 3yr contract.

2010 Project

-Clean up day June 11-13. 3-4yd dumpsters will be needed. Double H will contact WM of Colorado, Aces High and Twin Enviro for costs. All dumpsters will be removed when full except on Longfellow. That can be replaced once.

-Dust control - Lanny will get prices and schedule.

- Road Improvements

*Grade, compact, dust control of all major roads

*Finish applying road base to end of Olive Street.

*Saturn Ct.-torn up, some work will be needed

*West Wind & Golden Tide intersection doesn't drain well.

Seed House Heights Replat- S.A.B.L.E. Development,LLC submitted a draft replat of their two lots in filing 4, combining with Greenbelt parcels Lot D and Lot E. They are requesting access by a driveway across Willow Creek Pass Village Association designated greenbelt parcels. The board denied their request, as it violates the greenbelt agreement prohibiting any above ground improvements. The Board has received a letter from SABLE requesting to reconsider, otherwise they threaten to have courts designate the driveway as a private right of way, free from covenant encumbrances. Board unanimously agrees to deny the replat request.

Management Company solicitation-Double H provided the Board with a preliminary list and quantity of duties. The Board will revise and expand on this and solicit bids this summer for Management company services.

Covenant Enforcement- ECC chair Tim Stone was not in attendance, so discussion on covenant enforcement actions was tabled to next meeting.

Next meeting is June 10th at 5pm North Routt Fire District. (Later revised to June 9th 5:00, NRRFD station #1)

Meeting adjourned 6:25pm.

Respectfully submitted,

Sue Hochreiter
Business Mgr.