

**WILLOW CREEK PASS VILLAGE ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Clark Fire Station #1**  
**June 9, 2010**

Representing the Board:

Lanny Mack, Susan Marshall, Ron Davies, Pat Aiello, Tim Stone

Representing Management: Sue Hochreiter, Hans Hochreiter

Guests: Jonathan Subr, Lee Emery, Bob Haggerty

Call to order at 5pm.

**Minutes-** Susan motioned to approve the minutes. Ron 2nd. All in favor.

**Snow Removal Vendor selection-** Board received two bids for snow removal solicitation, Inc 8 Excavating, and KL wilderness Excavating. Lanny reported he and Ron reviewed the bids, and have communicated to both vendors that Inc 8 was low bid, and would be selected, pending Board review and verification of bid responses. Jonathan Subr of Inc 8 Excavation Corp and Board discussed services, contract, and bid. Jonathan reported on equipment acquisition plans, staffing, equipment storage, contingency plans. Board reiterated requirement that all equipment be stored out of the subdivision.

Motion: Pat moved to hire Inc 8 Excavation Corp. Susan 2nd. All in favor.  
Lanny and Ron will develop and negotiate contract.

**Financials-** Lanny presented the financial statements May 31, 2010. Board wants \$45,000.00 moved to the money market to establish "reserve fund" at \$50,000. Road work and mag chloride dust control project will cost about \$20,000. The remainder of the road repair budget will be spent on ditch work as the urgency dictates. Collections: one delinquent account has paid since statements had been mailed, the remainder of the Class A and unpaid snow removal owners will be turned over to the attorney for collection procedures. Board instructed Hans to send out statements to everyone with outstanding balance..

**Signs:** Lanny reported he inventoried subdivision for missing signs and damage due to winter snow removal and has ordered replacements through Routt County.

**2010 Projects-** Spring Clean up: dumpsters will be in place June 11 for all owners to clean up around their property. Tree removal on Jupiter-Susan reported that John Twitchell is working with the BLM, unlikely any work done this year. Golden Tide tree removal: If an environmental impact statement can be completed USFS will be able to remove trees this year, otherwise it will be next year. Susan reported that the Forest Service will now be removing all sub-alpine fir trees over 40', including live trees not yet infested, due to probability of toppling due to wind. This will increase project from 100 truck loads to 200. Board requested Susan stipulate to USFS that all trucks enter/exit Golden Tide at North subdivision entry, not at Miner's Dream.

**ECC & Covenant Violations-** Tim reported he had 10 owners that needed letters for various covenant violations. Board reviewed list and violations. Tim, Susan and Lanny will draft and review letters, Double H will mail to residents.

**Seed House Heights replat-** Lee Emery and Bob Haggerty (S.A.B.L.E. And Northlake properties) were in attendance to appeal the Board's decision to reject the Seed House Heights replat submittal. Applicants wish to use greenbelt parcel D, filing 4 for a driveway, more than one mile in length, to provide access to two undeveloped lots, 103 & 104 F4. Bob Haggerty stated they have no intention of building the driveway, and the layout is only schematic, their intent is to get approval for a replat, then sell the property and leave the access construction to the buyer. Lee Emery stated it is the Board's responsibility to approve this replat because the land is landlocked without access. Pat stated that since they bought these two parcels in the past year, they were aware of the Greenbelt Agreement prohibiting development and were aware of the Forest Service access restriction. Lanny stated this replat is in violation of our greenbelt agreement with S.A.B.L.E. that was in place when they bought the property, in violation of the Covenants, and all similar requests to use Greenbelt for private driveways have been rejected by the Board. Board directed Lanny to discuss issue with attorney.

**2011 Projects and Budget:** Lanny presented draft 2011 Budget (attached) to be presented at the annual owners meeting. Board agreed not to reduce dues, but to increase the discount from 20% to 30% for all who pay before April 1.

Motion: Tim moves to approve the Budget as presented. Pat 2nd. All in favor.

Meeting adjourned 7:35pm.

Respectfully submitted,

Sue Hochreiter  
Business Mgr,