ANNUAL MEETING NOTICE:
Saturday, September 14, 2013

The 2013 Annual Meeting will be held on Saturday, September 14, 2013 at the NORHT ROUTT CHARTER SCHOOL, located on County Road 129, just past The Clark Store.

8:30 A.M.  2013 WATER BOARD MEETING

9:00 A.M.  2013 ANNUAL HOA MEETING
1. Introduction / Overview
2. Annual Meeting minutes
4. Finances – 2014 Proposed Budget
5. Covenant enforcement
6. Snow Removal Contract
7. Road Maintenance
8. Pine Beetle Infestation Project
9. Greenbelt Ownership
10. Trail System
11. Election of Board of Directors
12. Open Forum
13. Adjournment

Board positions are for three-year terms. Elections will be held for the following three Board of Director positions.
- one Class A position for a 3 year term
- one Class C position for a 3 year term
- one Class D position for a 3 year term

PROXY VOTING

There will be a few issues to be voted on by the membership at the Annual Meeting. If you are planning on attending, it is not required that you mail in your vote or proxy. There are two proxy ballot options; a “Directed Proxy” and a “Discretionary Proxy.” The Directed Proxy allows you to name the Board of Directors or an individual to cast your vote as you direct, or you can direct them to cast your vote as they decide (Discretionary Proxy).

All DUES, FINES, AND ASSESSMENTS MUST BE CURRENT FOR YOUR VOTE TO COUNT

Class A members have 10 votes, Class B members have 5 votes, Class C members have 1 vote, Class D members have 5 votes. All mailed Proxy Ballots must be received no later than September 13th - in order to be counted at the Annual Meeting.

IMPORTANT: If you are not planning to attend the 2013 Annual Meeting, PLEASE fill out the attached proxy ballot and mail to:

Double H Management (proxy vote)
C/o WCPVA
PO Box 775836
DISCRETIONARY PROXY BALLOT
REGARDING ALL ISSUES VOTES ON AT THE 2013 ANNUAL MEETING

I / We ____________________________________________________________________ direct that ____________________________________________________________________
(your name or names here) (entity, or name of person casting your vote)
shall cast my / our vote at their discretion regarding all issues before the membership at the 2013 Annual Meeting.

OR

DIRECTED PROXY BALLOT
REGARDING ALL ISSUES VOTES ON AT THE 2013 ANNUAL MEETING

I / We ____________________________________________________________________ direct that ____________________________________________________________________
(your name or names here) (entity, or name of person casting your vote)
shall cast my / our vote as follows for the indicated board of directors seat(s) at the 2013 Annual Meeting.

Election of Board of Directors:
As “Class A” Director (3 year term): ______________________________________________
As “Class C” Director (3 year term): ______________________________________________
As “Class D” Director (3 year term): ______________________________________________

_________________________________________  Lot ___________________________  Filing ______________________
Signature of Voting Member  Address  _______________________________
Class __________________________  Number of Votes ___________________________
Dear Association members,

It is that time of year, time for our annual membership meeting. The Annual Meeting is planned for Saturday, September 14th, 2013 (9:00 AM) at the NORTH ROUTT CHARTER SCHOOL in Clark, CO. The water board will meet with the membership before the HOA meeting at 8:30 AM.

Your attendance is important and appreciated. This is your opportunity to give feedback to the board along with direction. Even though we do not need 50 members present, we still need a certain percentage of proxy votes cast to constitute a quorum. If you are not able to attend, PLEASE SEND IN YOUR PROXIES.

Dues / Budget: First, the board would like to thank all the members who took advantage of the 30% discount offered for those who pay by March 31st. We had a large number of members pay by March 31st. This helps the overall financial stability of the association while putting money in your pocket.

Finances are generally in line with the budget discussed last year, and the Association should meet its goal of having a surplus in excess of $50,000. Our community does not have the typical HOA assets that require a reserve fund for replacement, such as roofs, boilers, pools, etc. The primary purpose of the reserve for our community is a contingency for delinquent accounts, unexpected legal actions, and unexpected road maintenance expenses. The proposed budget for 2014 is based on maintaining this reserve while continuing to fund maintenance and improvement of the community. The 2014 budget and 2013 YTD financial statements are posted on the website www.wcpva.org, under “Board of Directors” tab.

In Colorado, state law provides that Associations like ours have the authority to foreclose and seek sheriff sale of properties with delinquent accounts. The Board is in process of getting court orders for sheriff sale of a small number of homes for unpaid snow removal and/or annual dues assessments. Hopefully these accounts will be resolved before this action is finalized. Individuals with unpaid accounts are responsible for all legal fees and costs associated with collection, which quickly amount to significantly more than the original unpaid balance. We encourage those of you with unpaid accounts to contact Double H Management.

Snow Removal Contract: The board is in the process of selecting a snow removal contractor and hopes to finalize the selection before the annual membership meeting. At present we have received two bids. One bid is with the same contractor at the same price and terms. The other bid is substantially higher, but utilizes newer equipment, provides some additional unrequested services, and has a more experienced operator who may be more adept at providing road maintenance services in the spring/summer. At present the board has not been able to finalize an agreement with either bidder. The board was deadlocked early on and only reached consensus once the terms of the contract were modified. At present we have yet to reach agreement with the selected bidder based on these new terms.

Road improvements: After a delayed start due to availability of mag chloride substantially more mag chloride was applied for dust control as well as road base (1478 tons) than in recent years. The plan is to continue with increased expenditures on roads to ensure that the road base does not deteriorate to the point that it was in the spring. With this in mind we have budgeted $85,000 for dust control and road maintenance during 2014. We also anticipate this increased level of expenditures over the next few years.

Driveways and driveway culverts are the responsibility of the homeowner. Please keep your culvert in good repair, clear of dirt and debris, and ensure your driveway does not slope directly onto the roadway so as to prevent any runoff from your property from going onto the roadway. Water and material flow from driveways increases maintenance costs of the roadways. The elevation of your driveway at the edge of your property (ROW) should be at, or below, the road grade.

Greenbelt Ownership: Per the greenbelt parcel agreement of August 21, 2003, all greenbelt parcels not replated as of August 21, 2013 are to be deeded to the association. There has been a request to extend this
deadline, however the board does not believe that this is in the best interest of the community based on prior annual meeting feedback and is pursuing obtaining deed to these properties for the community.

**Pine Beetle Infestation:** The community was successful in obtaining a $10,000 grant last year to assist in logging the greenbelt east to Jupiter. This is a matching dollar grant that will defray 50% of the cost up to the $10,000 limit. The original plan was to use the same logging contractor as the BLM and have this work completed during 2013. However the contractor has been slow to complete the BLM project and it may be some time before they get to our project. Fortunately the grant has a 5-year expiration term so we should not lose the grant in the near future. $20,000 was originally budgeted for this work not knowing if a grant would be obtained. Since obtaining the grant we are recommending carrying $10,000 over into next years budget for this project.

**Snowmobiles:** The Red Creek HOA has asked that we post the following to our snowmobiling membership as a reminder. We would also be remiss if we did not remind residents that snowmobiling on our community roads is also illegal.

"Many years ago we, and our three most immediate neighbors, happily granted the Snow Club and Willow Creek Pass Villagers permission to cross our properties en route to SLO (The Roadhouse) and the State Park.

For many years everyone seemed mindful they were crossing someone's property, and did so as expeditiously and quietly as possible. Within the past few years, however, some snowmobilers seem unaware they're on private property, and are using this area as a playground.

We would be very grateful if you would remind your association that once they have crossed Red Creek, and nearly until they reach the dam, they are on private property and their mindfulness would be appreciated."

**Covenant violations / ECC:** Our community is governed by a set of covenants and restrictions (CC&Rs), which were established in 1972 (and 2001), and are a restriction to title to all property within the subdivision. When each of us purchased our property, we agreed to abide by these simple guidelines. We each have a responsibility to maintain our property within these guidelines, as well as have the reasonable expectation that everyone in the community will do the same. These guidelines are available on the Association’s web site, and include keeping home and lot from being unsightly, keeping improvements in good state of repair, burying (or properly screening) fuel tanks, keeping pets under control, meeting community standards for construction and fencing, etc. Our community’s CC&Rs are more lenient that most other communities, but still establish a minimum standard we all must meet.

During each annual meeting over the past few years the membership has reinforced that the board continue to diligently enforce these covenants, The Board has contacted householders who clearly are not in line with our community code to get issues addressed, with varying degrees of success. Many have responded in a positive manner, either addressing the issue or discussing with the ECC/Board in a reasonable manner to address the issues. Of course, in issues such as these, there are a few who adamantly refuse to address the issues. The Board established a process where a resident has 30 days to address the issue (as specified in the covenants), then is fined at $25.00 per day until it is completed. Please note that the courts have upheld these daily fines and an Association’s right to collect, even when they have been accruing for many years.

**New Construction:** As a reminder, any construction that occurs in the subdivision must first be approved by the Environmental Control Committee. This includes homes, garages, sheds, and site work. Design submittals can be made to Double H Management Company, and the procedures and requirements are available on the web site (www.wcpva.org).

**Water & Sanitation District:** The Steamboat Lake Water & Sanitation District (SLWSD) is governed by a separate Board of Directors, and is not part of the Association. The SLWSD contact information is contained at [www.colorado.gov/SLWSD](http://www.colorado.gov/SLWSD) and questions regarding tax issues, bills, water leaks, road damage, etc should be directed to the SLWSD Board.
Trail System: During the 2012 annual meeting the membership approved $10,000 to fund a study and plan for a trail system. The results of which were to be presented at the 2013 annual meeting. Unfortunately the party that the board planned on utilizing to conduct this study are no longer available and the study was not conducted. At the present time the $10,000 originally budgeted remains on the books until a new party can be contracted to perform the study.

Board of Directors: There are three seats up for election this year, a “class A” position along with a “class C” and “class D” position. None of the board members whose terms are expiring are seeking another term. Your participation is desperately needed. The board is responsible for ensuring that critical services such as snow removal and road maintenance are performed. We encourage you to volunteer to ensure these vital services into the future. Anyone who is interested, please attend the annual meeting. These are volunteer positions and we thank all those who have dedicated their time and energy to serving their community.

So for the remainder of 2013, the Board will focus on maintaining an adequate financial reserve, continue with covenant enforcement, collections of unpaid accounts, and continue to maintain roads and assets. As collections and finances warrant, further roadwork and drainage projects will be conducted.

Enjoy the rest of the summer, and we hope to see you September 14th.

Sincerely, Board of Directors

Board of Directors:

<table>
<thead>
<tr>
<th>Name</th>
<th>Class / Term Expiration</th>
<th>Telephone</th>
<th>EMAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tim Stone (President)</td>
<td>Class A / 2013</td>
<td>970 846 8091</td>
<td><a href="mailto:tim.stone@wcpva.org">tim.stone@wcpva.org</a></td>
</tr>
<tr>
<td>Steven Warnke (Vice Pres)</td>
<td>Class B / 2015</td>
<td>970 879 1295</td>
<td><a href="mailto:steven.warnke@wcpva.org">steven.warnke@wcpva.org</a></td>
</tr>
<tr>
<td>Bill Pass (Sec/Treas)</td>
<td>Class D / 2013</td>
<td>303 886 8251</td>
<td><a href="mailto:bill.pass@wcpva.org">bill.pass@wcpva.org</a></td>
</tr>
<tr>
<td>Pat Aiello</td>
<td>Class C / 2013</td>
<td>303 674 2888</td>
<td><a href="mailto:pat.aiello@wcpva.org">pat.aiello@wcpva.org</a></td>
</tr>
<tr>
<td>Jeanne Ludwick</td>
<td>At Large / 2014</td>
<td>970 879 2288</td>
<td><a href="mailto:jeannie.ludwick@wcpva.org">jeannie.ludwick@wcpva.org</a></td>
</tr>
<tr>
<td>Carol Twitchell</td>
<td>At Large / 2014</td>
<td>970 871 6060</td>
<td><a href="mailto:carol.twichel@wcpva.org">carol.twichel@wcpva.org</a></td>
</tr>
<tr>
<td>Stan Wagoner</td>
<td>Class A / 2015</td>
<td>970 846 9589</td>
<td><a href="mailto:stan.wagoner@wcpva.org">stan.wagoner@wcpva.org</a></td>
</tr>
</tbody>
</table>

Management Services: Double H Management 970-879-6697 doublehsue@gmail.com

Environmental Control Committee Contact: Tim Stone 970-871-9548 tim.stone@wcpva.org

Website: www.wcpva.org contact info, meeting minutes, newsletters, Association documents, etc.