

# **DRAFT- UNAPPROVED MINUTES**

## **WILLOW CREEK PASS VILLAGE ASSOCIATION** **ANNUAL MEETING** **AUGUST 4, 2007**

The annual meeting of the Willow Creek Pass Village Association (WCPVA) was called to order by Vice President, Susan Marshall at 10:10am at the North Routt Fire District Station. Board members present were Pat Aiello, Patrick Johnson, Dave Hessel, & David Kliewer as well as Sue and Hans Hochreiter of Double H Management.

Quorum was established as exhibited by the sign in sheet and proxies and meeting proceeded. Susan stated that Lanny Mack (President) was out of the country and introduced other Board members: Susan-class A, Pat Aiello- class C, Patrick Johnson-class D, Dave Hessel-at large and David Kliewer-class B. Susan told the members that the web site ([www.wcpva.org](http://www.wcpva.org)) has copies of all of the documents, newsletters, Board of Directors and contacts of the Association. The financial position is strong and that the board did not anticipate an increase in dues this year, and dues have remained the same since 2000. Snow removal is a new 3-year contract. There will be an increase in snow removal assessments this year. Susan introduced the National Forest Service ranger and the Fire Protection District.

**Forest District-** Jamie Kingsbury introduced herself. She is the District Ranger for Hahn's Peak Bears Ears District for Routt National Forest. She informed the members of all of the duties her office performs for the area. She addressed the bark beetle destruction of the forests and said that it was not only statewide but from Canada to Mexico. Spraying the trees does not do any good. She asked for any contractors to contact her office to cut trees down from Yampa to the state line and Walden. Forest District has commercial timber sales and controlled burns. Ms. Kingsbury reported the Community Wild Fire Protection Plan (CWPP) was signed last week, which involves North Routt.

**North Routt Fire-**Bob Reilly, Fire Chief and Dave Moss, Board member NRFPD reiterated what Jamie said regarding the signing of the CWPP. Having a signed CWPP allows anyone in the district to apply for grants. Bob and Dave spoke of the Mill Levy increase that will be on the November ballot. It will provide funds to continue to pay for full time Fire Chief (\$65,000 including benefits in 2008) and to provide funds for enhanced volunteer benefits and training (\$35,000 in 2008.)

**Minutes-**Susan asked members if there were any changes or comments to the annual minutes from 2006. Roy Powell objected to the second to last sentence in the Overview section regarding "judge ruled in association favor, etc." He said WCPVA did not really win, and the judge allowed plaintiff to have legal fees waived. Susan asked for a motion to accept the minutes assuming that Lanny Mack and Roy Powell agree to language since Mr. Mack represented the Board in court on this matter. (Matter has since been addressed: Judge ruled on May 15, 2006 "in favor of Steamboat Lake Association and against Marvin E. Bench and Linda L. Bench", and awarded Association legal fees, interest, and dues totaling \$18,235.35)

Motion: Pat Johnson moved to accept minutes. Dave Moss 2nd. All approve but 1 nay.

**Financials-** Susan presented the Profit & Loss and Balance Sheet statement June 30, 2007. She stated that the association was in quite good financial shape. The current assets total \$149,481.55 with \$26,402.43 in accounts receivable. Association is in litigation with 1 or 2 owners on delinquent accounts. The money is in a money market account and regular checking account. Paul Ackerman questioned why almost \$28,000 was spent on signs at the main entrances and not Olive St and couldn't this money have been spent on cluster mailboxes. Susan explained that the board surveyed the owners and mailboxes were not a priority. Also two years ago at the annual meeting the owners voted to allow \$50,000 to be spent on the entrance signs. The Olive St sign will be put up once the Board concludes negotiations with the developer applying for a replat. Beaver Canyon has a significant drop off just as you turn onto it from Rt. 129 and a sign cannot be put there at this time. Dave Kliewer told members that he is the web site manager and that all documents, financial statements, and newsletters etc. are on the web page. Web site is wcpva.org. Chris Andrews said the community is well represented by the board and the web page.

Motion: Chris Andrews moved to approve the financials. Dave Hessell 2nd. All in favor.

**Snow Removal-** The board sent out 6 requests for bid and received 2, one was over \$51,000 and one \$49,000. The bids include snow removal, clearing of fire hydrants and grading in the summer. Both contractors said they would remove all of the driveway berms in the neighborhood or none. A fee of \$150/per driveway was included in both bids. Since a majority of members don't want berm removal, the Board did not contract for this service as it would increase costs to all members. The snow removal contract will be for the next 3 years and Kris Lodwick will continue to be the Association's contractor. Members should expect to pay about \$300/per year for the next 3 years.

**Covenants-** Board wanted to be more proactive and not wait for complaints. Propane tanks must be buried or hidden. They sent out letters to owners that were in violation of covenants. Log rounds are acceptable to be stacked at your property but clutter such as appliances and junk lying around has been and will continue to be addressed. Members can be fined for violations. Dave Hessell explained that the board sends a letter to owners with the opportunity to address issues before being fined.

Roy Powell complained of the instability on Longfellow and felt that it creates a dangerous environment. He also felt fines for \$500 was excessive. Paul Ackerman complained of ECC requirements and agreed with Roy Powell. He asked where changes to the building guidelines came from. Susan replied that she, as a board member, is the ECC chair, with other volunteer members of the community (currently Tim Stone, Ken Recker, and Lanny Mack). Building specifications were updated 3 years ago and the 20 page document on the web site states clearly what is expected. This is a set of standards that the association requires to protect property values. Within that document is a point system that serves to make the evaluation process more objective and less subjective. The board does not vote on each ECC project presented. The ECC committee either approves or disapproves each project. If there is a significant change to be made to the requirements, it is taken to the board, debated and voted.

**Budget-** No increase in membership dues. Snow removal will have an increase from 2007 since costs have increased. Steamboat Lake Water and Sanitation will pay \$5,000 to clear out fire hydrants. 95% of dues go to capital improvement projects for the subdivision, in particular roads. Susan explained that Lanny Mack looks at all the roads and gives the board a prioritized list of roads to be improved. The board then votes to allocate money for these projects. All roads got mag chloride this year while others had road base improvements. It was suggested by a member to have county maintain roads. Susan explained that the county has indicated an unwillingness to assume this duty. Pat Aiello lives in a Front Range area where the county maintains their roads. Based on his experience he suggested we would not be happy should the county assume that activity. It was suggested to have detailed numbers for the last 3 years on Budget-'06, '07, & '08. It was also suggested to publish the road maintenance schedule on the website.

Motion: Dave Moss moved to approve the Budget. Dave Hessel 2nd. All in favor.

**Annual Meeting 2008-**Susan asked members to vote for July 26th or August 2nd for next annual meeting in 2008. By voice vote the members voted for August 2nd.

**Water & San-**Kathleen Titus introduced herself. She is the President of the Water & San board. She told members that the water treatment plant was on schedule, and updated members on other district topics. Some members had questions regarding their own personal bills or issues. Pat Aiello asked these members to address the water board at their board meetings. They meet the 2nd Tuesday of every month at the State Park Visitors Center.

**Election-**Pat Aiello asked for nominations from the floor. There were none. He explained that if you had multiple lots you were allowed to vote based on the highest classification property you owned. Members running for the board are Susan Marshal, Class A; Pat Aiello, Class C; Patrick Johnson, Class D; Charmaine Divens and Tim Stone, At Large. Charmaine introduced herself as new to the community since March. She and her husband, Dan, have a vested interest in the community and want to raise her children here.

Before the election Lyn McDowell asked why two people on the board were also on committees. She felt this was a conflict of interest and that different people should be on these committees. Susan explained that she and Lanny are the only two board members that live here full time and by necessity were on all the committees; she added that the board would welcome new people and invited members to run for board positions and volunteer for committees. Dan Divens said that all it took was an e-mail to the board that Charmaine was interested and she was placed on the ballot. Susan gave another example of Ken Recker, who simply attended a board meeting and asked to be put on the ECC Committee. Dave Moss moved to close the nominations. Charmaine Divens, 2nd. All approve. Everyone voted by secret ballot. They were collected and tabulated by Hans Hochreiter. Class A, C & D were uncontested and Charmaine Divens is the new At-large position.

**Open Forum-** One member asked why snowmobiling was not allowed on the roads of the subdivision. Roy Powell complained about handling of the snowmobile committee that was formed 2 years ago. He said the county commissioners were okay with snowmobiling in the subdivision. Susan said that Lanny did talk to the county and found out that snowmobiling

on the roads was not allowed by the State. Since this is a State law there isn't anything the association could do about this. Susan Henchel agreed with Roy and complained about the board and how inaccessible they are. Susan Marshall said she had never received a call from Susan Henchel nor seen either her or Roy Powell at a board meeting all year, so questioned the suggestion that the board was inaccessible given that all contact info is in newsletters and on web page. Pat Aiello invited all members to attend board meetings.

Motion was made to adjourn the meeting. All in favor. Meeting adjourned 12:10pm.

Respectfully submitted,

Sue Hochreiter  
Business Mgr.