

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
North Routt Fire District
October 4, 2010

Representing the Board: Ron Davies, Rusty Baker, Frank Major, Bill Pass,
Dave Kliewer (by phone)
Representing Management: Sue Hochreiter, Hans Hochreiter

Guests: Lanny Mack, Jeff Spink

Call to order at 5:05pm

Minutes-August 21st, Board of Directors meeting after the annual. Frank Major moved to approve minutes. Bill Pass 2nd. All approve.

Kids Playground-Ron reported that John Twitchell was interested in developing this in the subdivision. He was unavailable for this meeting. Board discussed possibilities of what land this could be developed on-private or greenbelt? Lanny gave history of this being investigated in 2001-2002. A 5 acre parcel by 129/cattle guard was offered to buy at reduced price but the idea was nixed by the members. Hans referred to another HOA he manages. That HOA set up a not for profit and transferred the Greenbelt to it.. If this was split from the association then it would eliminate suing the HOA. . It would be easier to apply for grants etc. if split from the association..

Motion: Frank Major made a motion for John Twitchell to develop a not for profit with Hans' help. Rusty 2nd. All in favor.

BLM tree removal- Update This has been going on more than a year. Most likely to begin 2011.

School District Parcel-There was a motion at the annual meeting for the board to pursue purchasing these lots. Board will look at the possibility of trading land with the school district-lot 52. Ron, Frank and Rusty will work on this.

Seed House Heights-Lanny gave an update. He feels that the county will transfer title to Association. The board has met the minimal requirement to swap land. He stated that the attorney said we have no legal obligation to pursue this. We do collect dues from these people.

By-laws update-Susan Marshall and Lanny have added all new resolutions to the by-laws but they must be reviewed by the board. Bill Pass volunteered to review line by line.

Financials/Collections-Hans gave the report. He stated that there was approximately \$50,000 in reserves and cash on hand is \$64,000. Hans updated new members regarding lien status. Liens are filed when a member owes \$1,000. All members that owe at least this amount have been lienied. Any member in arrears as of January 2011 will be turned over to the attorney. Hans will

give a hot list to the board to review. Double H mails two warning letters and then turns over to attorney. It was suggested to offer a Deed in lieu of payment. Hans will work with Tim on these procedures. Statements will be mailed to all Class A members in arrears. There's a new category regarding covenant violations. There's an outstanding amount of \$10,000. Board wants monthly statements to go out to all violators.

Motion: Tim moved to have Double H file an intent to lien to owners with covenant violations. Rusty 2nd. All approve.

ECC-Tim reported the Darrah's have addressed their covenant violations.

Motion: Tim moved to waive Darrah's fine. Bill 2nd. All approve.

Lanny asked Tim to look into Peter Lewis's covenant violations. Board discussed Paul Ackerman's situation. Board will start collection process after the first of the year.. Board discussed covenant rule section G page 9 regarding RV's on property. OK or not OK? It was decided to ask the members at the annual meeting for their opinion. Tim will call Chris Hadlock as he has an incomplete garage.

Road Work-Fall- There's \$10,000 allocated for repairs. Ditch work is at the top of the list. This will be done at the top of Beaver Canyon, Willow Gulch, drainage on Longfellow. The water board will take care of the seepage at the bottom of Longfellow. Rusty suggested Jonathan Subr and Kris Lodwick give bids. Supervision is needed. Lanny will help if his schedule allows for it.

Motion: Tim moved to allow Rusty to get bids not to exceed \$12,000. Ron 2nd. All approve.

Fall newsletter-The newsletter is always included with the snow removal invoice. Ron will write and give to board for review. Some ideas were fire season information, ECC volunteers, Ron Davies and Tim Stone will be snow removal complaints contact.

Snow removal assessments-Board determined the amount of Class A owners, Water & Sanitation and owners of 5 acre lots that the assessments for Class A owners does not exceed \$325 per lot and \$485 per 5 acre lot. Water and San will pay \$5,700 this year. Hans will coordinate with Lanny.

Motion: Frank moved to approve, not to exceed, \$325 and \$485 as snow removal assessments. Rusty 2nd. All approve.

Dues assessment-There is no change in dues. However, the board has allowed a 30% discount if dues are paid by March 31st.

Motion: Tim moved to keep dues the same with a 30% discount if paid by March 31st. Bill 2nd. All approve.

Respectfully submitted,

Sue Hochreiter
Double H Mgmt

