

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
North Routt Fire District
September 29, 2007

Representing the Board:

Lanny Mack, Susan Marshall, Pat Aiello, Dave Kliewer, Charmaine Divens

Representing management: Sue Hochreiter, Hans Hochreiter

Lanny Mack called the meeting to order at 10:05.

Minutes: Lanny asked for any comments on the minutes from June 30. There were none. Motion: Susan Marshall moved to accept minutes. Charmaine Divens 2nd. All in favor.

Financials – Board discussed financial statements for August 31, 2007. Total cash accounts are \$32,464, and Accounts Receivables are \$18,790; about \$9,000 is 2007 dues. Lanny reported that the Beaver Canyon Replat #5 was approved by the county commissioners this past week and includes approximately 13.2 acres of greenbelt easement, so WCPVA will be getting \$26,400 at time of recording. At the last board meeting, the Board directed Hans to send letters to several owners in arrears, Board discussed accounts. Directed Hans to send second letter to those not responding, as well as those who have stopped making payments per agreements. Board discussed construction deposits, Lanny will review list with Hans.

Assessments: Snow Removal: The Board previously selected KL Wilderness for snowremoval. His bid was \$49,200, including cleaning out the fire hydrants. SLWSD wants additional work, so contract will be \$50,000, with SLWSD paying \$5000, so Board will assess \$45,000. High-density one rate and five acre parcels another. Board discussed assessment options and snow removal effort. Seeing increased work as density increases, more driveways cause more work. Dave Kliewer suggested keeping policy the same and discussing at next annual meeting for input as to assessments. Pat Aiello suggested we could do next year but need to set the assessment this year.

Motion: Pat A. moves to have 5 acre parcels pay 50% more than high-density members.
Charmaine 2nd. All in favor.

2008 Annual assessment – 2008 budget was approved at annual meeting based on no change in annual dues. Currently dues are set at: Class A- \$ 500.00, Class B- \$ 250.00, Class C- \$50.00, Class D- \$ 250.00. 20% discount if paid by March 31st

Motion: Susan moves to set annual assessment as it was last year. Pat 2nd. All in favor.

ECC- Susan reported that two owners were recently sent letters. Jeff Bohlen is off the grid and the structure that houses the panels and equipment was not approved, he agreed to paint to match the house along with metal garage, windows/door.. Frank Hughes bought lot from Dave Dodge on Clara Way and is addressing problems with old construction. Jill Johnson-ECC is working with her on late construction, ECC approval problems. Ken Fitch house is unfinished, no response yet. Lamun's roof in disrepair, no response.

2007 projects: Some owners have asked for a waiver on setbacks and easements for garages. One person on Longfellow wants to add a shed and put in on the easement area. ECC does not want it there. ECC, Board's policy: no waiver on easements.

Web Site- Dave Kliewer reported that all changes have been made. There was a point where the site went down but all is fixed now. Lanny suggested the Board put a posting on the site every couple of months with bullet points of meetings.

Lot 52- This lot is owned by the Association. It is up for sale and will put in the newsletter. There are lots across the street for \$95,000 and \$97,000 and one more for \$110,000. They're probably looking at mid 90's with realtor listing. Board will notify several realtors and see what they can do for the Association but Board prefers they not own property in the subdivision. Lanny will look at Routt County realtors association and talk with Alan. He will e-mail the board with answers.

Willow Point Subdivision- Lanny received modified proposed replat on Olive St. Separate lot with WCPVA sign will be deeded to us. Applicant addressed our previous issues, as it subdivided existing lots. The current shown building envelopes show offsets of 50', which are County specs. Our specs are 100' from centerline of road (70'). Agreement allows use of greenbelt parcel where "necessary" to have 5-acre parcels. One part of this has 5-acres without greenbelt, but Board agrees to waive this requirement for this one case. Board agrees to have Lanny speak with developer of problems. Developer will be bringing road to 24' so he will pay \$1,000 per acre.

Election of Officers / Assignments- Board discussed responsibilities:

Snow removal: Lanny and Charmaine.

ECC Chair and committee: Susan, members: Tim Stone, Ken Recker.

Board liaison for snowmobiling issue: Charmaine.

Covenant Violation: Lanny, Susan, full Board.

Lot 52 Sale: Lanny, Charmaine

Web Site: Dave Kleiwer

Collections: Lanny, Double H Management

Legal: President

Checks/ financials: President and Sec'y treas.

Susan suggested we have fire safety committee that would ask for help from fire district, house numbering, grant opportunities, defensible space. Dave Hessell would be her choice to chair this committee. Susan has applied for a grant for Golden Tide corridor for \$33,000 to clean.

Motion: Susan nominates Lanny for President, Susan VP, and Charmaine for Secretary/Treasurer. Pat 2nd. All in favor.

Other business – Cattle entered from West side due to gate left open. Lanny spoke with Neal who leases BLM land, they will assist in repairing fence between BLM and Forest service, this will address encroachment on East side. Lanny has talked with Doug Larsen (rancher to west) trespassing, parking on Pueblo Dr and going to state land to ride horses.

Neal Combs has a house and bought lot next door with only a garage. That lot can be re-classified as a B. Dave Dodge-ECC approved houses on two lots-267 & 268. One was built on. The other Susan will look into. Rob Dick-Lot 347 was approved as Class A but has not built yet. He could withdraw application to change to Class B.

Meeting dates for the year were set at the 3rd Saturday of each quarter. Beginning with January 19th, April 19th, June 21st and the annual meeting August 2nd.

Web site - Home page regarding contact to Steamboat Lake Water & Sanitation. We need a link to their new web site.

Green Clean Up Day-Susan will discuss at the January meeting.

Meeting adjourned 12:10pm.

Respectfully submitted,

Sue Hochreiter
Business Mgr.