

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
January 20, 2007

Board Member present: Lanny Mack, Susan Marshall, Pat Aiello, Patrick Johnson, & Dave Hessell
Representing Management: Sue Hochreiter
Guests: Jeff Dellingham, Chris O'Connor, John Twitchell, Ron Burns, Terry Tracy & Peter Owen

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

Minutes - The minutes were briefly discussed and there were no items that required changes.

Motion: Patrick Johnson moved to accept minutes of July 29, 2006 as written. Pat Aiello 2nd. Unanimously approved.

Motion: Chris Carbone moved to accept minute of September 23, 2006 as written. Susan 2nd. Unanimously approved.

Financials: The balance sheet and profit & loss statement for December 31, 2006 were reviewed. The 2007 budget, as well as 2006 end of year financials are posted on the web site www.wcpva.org.

Lanny provided an update on the Accounts Receivables. About \$7000 is delinquent dues and snow removal, remainder of A/R is being paid via agreement. Legal action is proceeding in some cases. Lanny reported the Board received letter of protest from Roy Powell regarding the 50% late fee. Board discussed previous policy of less fees and penalties, but more than 1/3 were delinquent, leaving no funds to pay contract. Courts have awarded the fees and penalties during previous collection actions. Board agreed not to modify existing policy.

Snowmobile/ATV Policy: After some discussions with Routt County department officials, the state law concerning snowmobiles was researched, and found that snowmobiles (and ATV) are prohibited on all plowed/maintained public roads by Colorado state law. Our roads are privately maintained public roads.

There is an exception to this law granted by the County, which covers parts of CR129 and 62.

In order to get any other type of exception to the law, a snowmobile route would have to be proposed and permission sought from the County for the designation of that route. Board discussed current problems with ATV and snowmobiles within the subdivision. Board agreed to enforce rules and regs to prohibit these vehicles on public roads, greenbelts, and trespass on private land in conjunction with state law.

John Twitchell stated that he understands the board's decision as state law must be followed, but felt that most snowmobilers are abiding of the previous snowmobiling policy. Lanny stated that there have been committees, meetings, questionnaires, newsletters and still there are problems within the subdivision, and Board continues to receive complaints.

Resident Business Policy: The issue of contractors within the subdivision was discussed. The board will research existing county laws on residential businesses and set a minimum standard. The commercial use of residential property appears to be governed by the Home Industry regulations of Routt County.

ECC - Susan Marshall chairs the committee, and the board agreed the current procedures are much improved, with a better set of guidelines. Susan reported that Dan Myers stepped down. Board would like Christine Pearson to step down and Lanny will fill in until there is a new volunteer for the position. Ron Burns expressed some interest in being on this committee.

Solar Panels - ECC is working on a policy for solar panels. She will present at the next board meeting. There was a discussion of external furnaces. EPA has not approved these. They're about the size of a shed, and equivalent of 10 fireplaces.

2007 Projects: Several items were discussed regarding this area:

- **Fences:** The Northern boundary of the subdivision has been repaired, along with installation of cattle guard on CR129, but the Eastern boundary is in disrepair. The Board will consider the repair efforts/costs/feasibility at the April 21 meeting. Suggestions were taken from the audience to investigate a wildlife-friendly fence in order to solicit funds from a State agency. Dave Hessel will investigate.
- **Roads:** This is the largest expenditure that we have each year, and the maintenance costs will be far less than expansion costs starting in 2008. Lanny reviewed proposed improvements for 2007, will have cost estimates for April meeting, along with Mag-chloride expense.

A request was made for the Board to solicit County input on sharing costs for road projects. Currently, the Association pays all of the costs of maintenance and construction. A complaint about the snow berms at the end of the driveways was raised. The Board will consider this during bidding of snow removal contract.

- **Signage -** Dave Hessel met with Paul Draper regarding no parking, speeding, snowmobile and stop signs. He stated that the county has ordered signage and should be available in March. Our association will install and repair old ones.

Covenants-Tillison and Robbins have houses in disrepair, and lots are unsightly. Dave Dodge has house not complete, it's been two years and still not done. CC&Rs requires houses built within a year. Lanny suggested Board send these people covenant violation letters with \$500/mth fine until house is fixed or complete. Board agrees.

Section 5-F of the CC&Rs states every tank for the storage of fuel that is installed outside any building in the Development shall be either buried below the surface of the ground, or screened to the satisfaction of the Environmental Control Committee. The latter remedy is not working to the ECC's satisfaction. Board agrees to require the tanks be buried below the surface of the ground for new construction during ECC review.

New Business – Proposed replat – Board received two replat applications for approval, as they both involve use of existing Greenbelt Parcels. The Association entered into an agreement in August of 2003 with S.A.B.L.E. Development concerning the Greenbelt Parcels. Part of the agreement allows for future limited re-platting by S.A.B.L.E., under certain conditions, and only with Board approval. Lanny disclosed he is partial owner of land in the Beaver Canyon Replat. Board reviewed both proposals, and disapproved of the Willow Point Subdivision replat along Olive Street and Myrtle Court. Lanny will draft letter to SABLE, and send to Board for input.

Meeting adjourned 1:00pm.

