

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
North Routt Fire District
April 21, 2007

Representing the Board:

Lanny Mack, Susan Marshall, Patrick Johnson, Dave Hessell & David Kliever (by phone).

Representing management: Sue Hochreiter

Guests: Rusty Baker, Lee Emery

Lanny Mack called the meeting to order at 10:00. Lanny informed Board Chris Carbone sent resignation letter, due to his selling his home.

Minutes – Board reviewed minutes from January 20th Board meeting. No changes.

Motion: David Hessell moved to accept minutes as written. Susan Marshall 2nd.
All in favor.

Financials – Board reviewed financials statements dated March 31, 2007. Total cash accounts are \$155,104.74. Accounts Receivable is \$29,269.11. Approximately \$18,000 is 2007 dues not paid yet. Sorenson lawsuit is resolved as he has paid in full.

Willow Point Subdivision – Board has communicated to Lee Emery that the proposed Willow Point Subdivision as submitted to the County is in violation of the terms of the agreement controlling use of greenbelt parcels. A letter was written to Lee by the board rejecting his proposal for replat. In spite of that he submitted to the County for approval. Lee asked for Board to review this proposal at this meeting.

Lee spoke to the board and said it was a matter of interpretation regarding greenbelt agreement. The submitted plan creates more building sites for subdivision and creates more taxes for association. For 86 acres he is assessed a fee of \$86,000 that the association will get if replat approved. He asked board if it's feasible for this board to not accept \$70,000. This is the first replat application that includes the re-subdivision of existing five acre parcels. Lee stated that they would withdraw the existing application, and revise the plat to address Board's concerns. Lee provided Board with schematic layout of revised submittal, and stated it was not final. Lee spoke of improving Olive St. which is now only 18' wide, and they will be bringing to County specifications. Lee thanked the board for their time and left the meeting.

Dust Control – Lanny has contacted Envirotech for this year's dust control, currently charging \$.58/gal for mag chloride. Lanny said two years ago it was \$.35/gal and last year \$.48/gal. Last year there was 5.5 miles of roadway, and this year will be 7 miles. At a rate of 3500 gallons per mile for a total of 25,000 gallons for \$14,500. Will also need water truck @ \$85 per hour.

Motion: Susan moves to approve \$18,000 for dust control David Hessell 2nd. All approve.

Snow removal- Lanny reviewed specifications developed several years ago, and said need to be updated. There are approximately 4 companies interested in bidding on the project. Rusty Baker spoke to board about interest in submitting a bid. Berms-homeowners have complained about berms in front of driveway following snowplowing of right of way. Board discussed owners contracting individually with the snow plow contractor to remove berms at time of plowing. Board decided could be a separate optional item on the bid. Board discussed response time and depth of snow for removal. Generally, roads should be passable at all times for four wheel drive vehicles. Board approves to increase minimum to 6", but contractor needs to be on-site at that depth. Board discussed fire hydrants, and Lanny will contact Water Board to discuss. Board will do 3-year contract.

Fence - Fence on east side of subdivision is non-existent, and Lanny stated the cattle on BLM land get onto forest service property, then into subdivision. Lanny estimates cost to do in excess of \$25000, based on cost of installing north fence. There is an existing line, but may need to resurvey, some tree removal. Dave Hessell said forest service needs to know that cattle are on national forest land. Forest service may purchase materials and association can do labor. Dave Hessell will talk with the forest service.

Road improvements - Mag chloride in May. Grading and additional road base will be done before mag chloride. Lanny explained road improvement contract procedures. Priorities are Neptune from 129 to Saturn, as manholes are above grade, re-crown portion of Jupiter, rebuild Clara Way and portion of Beaver Canyon. Also provide road base on existing pit run roads (Willow Gulch, Diana Place, Hope's Place, Olive street (if improved to 22').

Board discussed drainage and additional culverts, estimates \$10,000 to do work.

Motion: David Hessell moves to allocate \$10,000 for ditching & culverts and \$75,000 for the roads improvements. Susan 2nd. All approve.

Entryway- Signs are up. Once the replats are completed on Olive street then the new sign will be put up, as Mr. Emery has agreed to designate an outlot for transfer to Association. Susan will landscape her side with neighbors and call Chris O'Connor. People have asked for signage at Beaver Canyon. Susan will check out and put in fill in holes on north side.

Signage- Still waiting on County. Dave Hessell has placed order for 6 speed limits, 1 stop sign to be placed at Longfellow & Jupiter, 4 no parking on roadway and 5 no snowmobiling. Dave will e-mail Lanny on costs and delivery for installation.

ECC- Committee is Susan Marshall, Tim Stone and Lanny Mack. Ron Burns expressed interest at the last meeting to volunteer for committee, but Susan has not heard back from him. She said the committee has added guidelines for off the grid specs, wind power, solar power and free-standing furnaces. Committee has had some preliminary meetings with owners ready to build. Committee is working with Jill Johnson and new owner of lot previously owned by Dave Dodge. Board discussed driveways sloping onto roadways, significant problem. Lanny will send letter to owners to get addressed before end of summer. Susan said ECC has rejected 4 or 5 sets of plans.

Covenants & violations- Board discussed violations and complaints and agreed to send spring newsletter to Class A owners to communicate issues of dogs, snowmobiles, ATV, clutter, etc. and request compliance. Fuel tanks-owners that have not buried or adequately screened tanks will get letter from association. Lanny suggested that foreclosure procedure begin on Robbins due to delinquent payments and ongoing violations.

Meeting adjourned 12:00pm.

Respectfully submitted,

Sue Hochreiter
Business Mgr.