

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
North Routt Fire District
June 30, 2007

Representing the Board:

Lanny Mack, Susan Marshall, Patrick Johnson, Dave Hessel.

Representing management: Sue Hochreiter, Hans Hochreiter

Guests: Ken Recker, Darrell Sigler, John Twitchell, Ron Burns, Jeff Dillingham

Lanny Mack called the meeting to order at 10:10. Ken Recker asked if he could tape the meeting. Discussion followed, Board stated policy is not to tape meetings. Ken did not tape.

Minutes – Board reviewed minutes from April 21 meeting. Susan said to edit the sentence "Ron Burns expressed interest at last meeting..." Susan said she gave him the information (ECC) but he never called her. Also 2nd pg "Fence" paragraph Dave Hessel said should be Forest Service not BLM.

Motion: Susan Marshall moved to accept minutes as amended. Patrick Johnson 2nd. All in favor.

Financials - Lanny presented the financials dated June 30, 2007. Total cash accounts are \$50,526.32. Accounts Receivable's are \$26,402.43. Approximately \$16,000 is 2007 dues not paid yet. Lanny discussed the Robbins' house, bank acquired in foreclosure, yet still unpaid assessments. Alan is working on this issue for WCPVA. Board directed Double H to send letters to the 10 owners in arrears with balances over \$1000.

Snow removal contract - Lanny sent out RFP to 6 contractors- two were returned to the Association, Rusty Baker and KL Wilderness (Kris Lodwick). RFP was for three year contract, options for hydrants (to be paid by SLWSD) and removing driveway berms. KL Wilderness bid was \$49,200 including the fire hydrants and road and not addressing berms in driveways. Rusty Baker bid was \$56,000 for the same. Snow removal will be approx \$300 per household for 2007-2008 and 2009-2010. Berm removal from driveways would be an additional \$150 per household per year. The board did not want some owners wanting it and some not. The board will sign a contract for all but berm and discuss berm situation can be discussed at the annual meeting.

Motion: Dave Hassle moves to accept Kris Lodwick's bid. Susan 2nd. All in favor.

Project Updates - North fence repaired by Lanny. He called the Forest Service to discuss fence on east side. There are no cattle now but the property has a grazing lease for 3 more years. The northeast corner up to the creek is a thousand feet long, fence in disrepair. Forest Service will not provide anything between us and them. Forest Svc. will provide materials to have fence repaired between them and BLM. Don't spend money on east-side. It's a couple of thousand dollars for fencing. Jeff Dillingham asked if this money goes to vote of homeowners. Lanny explained the Association is a corporation - homeowners elect the board of Directors to make decisions and manage the business of the association, no requirement to get approval for every expenditure. Budget is presented at annual meetings, along with general plans.

Roads - Board discussed road base projects, and anticipated future expenditures. Although done in the last 3-4 years, the roads along the high density areas (golden Tide, Neptune, Longfellow, Beaver Canyon will need more road base due to compaction and heavy traffic. Part of this completed this year. Board anticipates expenditures at \$90,000/year for several years.

Dust Control - Cost is \$.58/gal. Two years ago it was \$.35/gal. Association spent about \$14,000 this year for mag-chloride. Roads serving five acre land needs much less maintenance, and bi-annual dust control would be OK. Originally budgeted \$75,000 and spent \$90,000 for road base. Total for mag chloride and road base is about \$110,000, final invoices not yet received. Lanny asked for a revised motion on money spent.

Motion: Susan moves to approve road improvement expenditure. Pat Johnson 2nd. All in favor.

Discussion followed regarding funding levels for future anticipated road expenditures. Currently, only 800' of adequately constructed roadways does not have road base. Board anticipates 1.5 miles of new roadways in next few years. Board agreed that the current due levels, along with selling lot 52 (approx \$90k) and funds from replats using greenbelt (\$50k over next two years) would provide adequate funding to address road base requirements for following year.

Signs - Dave Hessel reported that he checked with the county last Monday regarding our order with them on signs and they said we will get the signs in July. Susan said stop sign on Miner's Dream must be replaced when the signs arrive. Dave ordered stop signs, no parking signs, no snowmobiling and speed limits.

Drainage - Lanny stated there are a few drainage projects to be completed this year, including culvert repair and ditch cleanouts. These will be done in fall, depending on finances.

ECC - Susan reported that one project from 2004 not yet completed, 8 projects approved in 2005, 8 projects in 2006, and 3 projects in 2007 were approved. A few applicants have expressed that the point system and requirements were too high, with most of that coming from contractors on low end/modular homes. Board discussed, and disagrees with that assessment. The ECC is trying to get everybody to include a garage with their project. Darrell Sigler asked if a home meets the criteria of the ECC do you not hear from them, as he did not get written approval. Currently all submittals are reviewed by three person ECC, evaluated on point system and ECC evaluation, then all submittals get written approval/disapproval. Covenants state that the ECC has 30 days to respond, or project is automatically approved. Several years ago, the Board established the points system to review houses, as well as requiring Board member to be on ECC. Darrell said he lives on Jupiter and that there is a lot with a bulldozer sitting on it. Lanny will check into this.

Lot 52 - Lanny recommended selling Lot 52. All previous lots owned by Association have been offered to the membership through soliciting bids. He recommended send out the notice in the next newsletter, ask for bids with a set minimum, then we can sale via realtor if no response.

Motion: Dave Hessel moves to sell this property. Susan 2nd. All in favor.

Taxes - The Board received a letter from Howard Tillison stating the association is fraudulent and owes \$30,000 in back taxes to the IRS. Mr. Tillison requested we appoint him Secretary/Treasurer and he will write the IRS and offer to pay. In the past, he has threatened board members, management and attorneys and Board has been required to initiate legal action twice against him to collect account. Mr. Tillison has not provided any documentation that he is either a licensed attorney or certified accountant. Hans stated that Mr. Tillison made the accusation, yet has not seen any of the Association's tax returns.

Lanny contacted the accounting firm that performed a full audit for the years in question, and their opinion is that the allegations are nonsense. All dues and assessments are tax free. Board stated that they acknowledge receipt of the letter, but on advice from Association's attorney, tax preparer and CPA, and given Mr. Tillison's history of inaccurate legal opinions, no further action is required.

Budget - Board reviewed proposed budget for 2008. Budget does not include selling Lot 52.

Motion: Susan made a motion to approve the Budget as written. Patrick 2nd. All in favor.

2007 Annual Mtg. - Lanny will be out of the country at this time. Lanny will draft annual meeting announcement, Susan will run the meeting.

New Business - John Twitchell is a State Forester in attendance, and stated the Forest Service is awarding individual grants for a homeowners to clear the land around their houses to create a defensible space. He asked the board if a group of owners in WCPVA got together to create a defensible space around their houses would the board endorse their application? The board would sponsor this idea but probably would not pay for any work to do on private lots. John said the web site is CSFS to find the grant applications.

Susan spoke to the board with as a board member of the Fire Protection District. Susan asked the board for permission to include support for upcoming bond issue in the next newsletter. She said the mill levy in this fire protection district is very low and the bark beetle and fire issues will continue to grow for the next few years. It may be a \$100/yr tax increase. Hans felt that this could be construed as politically driven and suggested that the fire board have a link on the web site or newsletter to state their case. Board agreed.

Meeting adjourned 12:10pm.

Respectfully submitted,

Sue Hochreiter
Business Manager