

**WILLOW CREEK PASS VILLAGE ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**North Routt Charter School**  
**September 28, 2018**  
**5:00pm**

**Board Members Present:** Steve Warnke, Carol Peregoy, Jamie Curry, Chris Chase, Linda Thomas, Rick Petit and Stan Wagoner

**Double H Management:** Hans Hochreiter

**Additions/ Deletions to Agenda**

- The Water district is contemplating doing their own Fire hydrant clean outs.

**Call to Order:** 5:00 pm.

**Minutes**

- Motion: Carol moved to approve minutes of 8/17/2018. Chris 2<sup>nd</sup>. All approve.

**Budget review**

- Hans presented the adjusted Budget, in accordance with the August 17<sup>th</sup> discussion. The 2018 Budget vs. actual, see attached, comparison was used to further analyze if any major adjustments would be needed.
- Motion: Carol moved to adapt the budget as presented, Chris second – All in favor
  - Hans suggested keep snow removal assessments the same as in the 2017 – 2018 snow plow season.
- Motion: Steve moved to keep the billing rates the same as last year, Rick second – All in favor

**Annual Meeting**

- Linda Thomas asked the board to switch the “Open Forum” agenda item prior to the election of officers. Double H will make the change before mailing the meeting announcements. No further discussion to the annual meeting agenda.

**Next Board Meeting** – October 20, 2018 (Following the annual Owners meeting)

**Directly following this Board meeting was the presentation by Samuel Anderson, Esq. – Colorado Civil Rights Division. All Board members and Management stayed in attendance.**

Respectfully submitted,

Hans Hochreiter  
Double H Mgmt

WILLOW CREEK PASS VILLAGE ASSOCIATION

2018 Budget

2019 Proposed Budget

	2018				Difference	Proposed <u>2019</u>
	<u>2018</u>	7 months actual	5 months projected	12 months 2018	(Over) Under	
<b><u>INCOME</u></b>						
Membership Dues Assessed	\$ 132,350	\$ 131,800	\$ -	\$ 131,800	\$ 550	\$ 132,350
Discounts	\$ (25,000)	\$ (21,192)	\$ -	\$ (21,192)	\$ (3,808)	\$ (20,000)
Net dues	\$ 107,350	\$ 110,608	\$ -	\$ 110,608	\$ (3,258)	\$ 112,350
Budget Savings carried over from 2014						
Interest ( unpaid balance)	\$ 1,000	\$ -	\$ 1,292	\$ 1,292	\$ (292)	\$ 1,200
Snow Removal Class A	\$ 72,000	\$ -	\$ 63,900	\$ 63,900	\$ 8,100	\$ 65,000
Water & San. Snow rem. fee	\$ 5,750	\$ -	\$ 6,250	\$ 6,250	\$ (500)	\$ 6,250
Snow removal Late fee	\$ 800	\$ 760	\$ -	\$ 760	\$ 40	\$ 800
Misc Income	\$ 250	\$ 50	\$ 2	\$ 52	\$ 198	\$ 250
	<u>\$ 187,150</u>	<u>\$ 111,418</u>	<u>\$ 71,444</u>	<u>\$ 182,862</u>	<u>\$ 4,288</u>	<u>\$ 185,850</u>

**EXPENSES**

					(Over) Under Budget	
Snow removal	\$ 77,750	\$ -	\$ 77,661	\$ 77,661	\$ 89	\$ 77,750
Accounting Management	\$ 10,800	\$ 6,300	\$ 4,500	\$ 10,800	\$ -	\$ 12,000
Printing & Mailing	\$ 1,500	\$ 1,031	\$ 500	\$ 1,531	\$ (31)	\$ 1,500
Legal Fees ( net of expense)	\$ 4,000	\$ 15,608	\$ (21,000)	\$ (5,392)	\$ 9,392	\$ 5,000
Insurance	\$ 1,300	\$ -	\$ 1,300	\$ 1,300	\$ -	\$ 1,300
Property taxes	\$ 1,000	\$ 975	\$ -	\$ 975	\$ 25	\$ 1,000
Meeting expense	\$ 500	\$ 75	\$ 449	\$ 524	\$ (24)	\$ 500
Web site	\$ 350	\$ 316	\$ -	\$ 316	\$ 34	\$ 350
Misc Expenses	\$ 500	\$ 540	\$ 150	\$ 690	\$ (190)	\$ 500
Fence maintenance	\$ 9,000	\$ 12,174	\$ -	\$ 12,174	\$ (3,174)	\$ 12,000
One time Fence Survey	\$ 6,000				\$ 6,000	\$ -
Road Saver	\$ 18,000	\$ 20,323	\$ -	\$ 20,323	\$ (2,323)	\$ 22,000
Road repair	\$ 55,000	\$ 51,709	\$ -	\$ 51,709	\$ 3,291	\$ 50,000
	<u>\$ 185,700</u>	<u>\$ 109,051</u>	<u>\$ 63,560</u>	<u>\$ 172,611</u>	<u>\$ 13,089</u>	<u>\$ 183,900</u>

Expenses under ( Over ) income \$ 1,450 \$ 2,367 \$ 10,251 \$ 1,950