

WILLOW CREEK PASS VILLAGE ASSOCIATION
ANNUAL MEETING
North Routt Fire District
September 10, 2011
DRAFT-UNAPPROVED

Board Members Present: Ron Davies, Pat Aiello, Rusty Baker, Bill Pass & Tim Stone

Double H Management: Sue Hochreiter & Hans Hochreiter

Call to Order: 9:15am by Ron Davies, President

Minutes: No questions regarding the Minutes of 2010.

Motion: Tim Stone moved to approve the minutes of 2010. Rusty Baker 2nd. All approve.

Financials - Ron presented the Balance Sheet and Profit & Loss statement as of June 30, 2011. Association has \$50,000 in reserves and currently \$73,000 in the bank with \$37,000 in accounts receivable.

Quorum - Together with the owners present and proxies represented votes in excess of 50, as required by the By-laws, were in compliance.

Budget - 2012 Budget was discussed. Ron explained the school lot purchase will not increase dues. The discounts for early payment of dues by March 31st will stay at 30%. Roads- \$32,000 budgeted for road base on Miner's Dream, Westwind Place and Golden Tide in addition to ditch work and dust mitigation. Any damage done to roads by logging trucks will be theirs to repair. Meeting place next year will be at the new Charter School.

Motion: Tim moved to approve the Budget. Pat 2nd. All approve.

School District Parcels - Ron explained the board fully supports this transaction and that it will add to community property values and a buffer zone to Rte. 129. The purchase is for \$100,000 interest free to be paid in 5- \$20,000 payments. No increased insurance costs as there are no buildings or fences on these parcels. In August 2013 the association will own all of the greenbelt for the subdivision maintenance free.

Parcel C - After a brief discussion of this ongoing issue from last year the members overwhelmingly stated they did not want the board to initiate any more work by them on this issue.

Motion: Kathleen Titus made a motion for the Board to not do anything more on Parcel C. Chris Andrews 2nd. All approve.

Covenant Enforcement - Tim Stone stated that at last year's meeting the membership wanted the board to enforce violations. Most members that received letters regarding violations comply. He explained that a letter is sent to the owner stating the violation and a deadline for compliance. If the member does not cooperate then the ECC (and Board) can enforce fines and file liens if needed. If fines are placed they can be waived once the owner complies. Propane tanks are a problem. They must be buried or screened properly. Dennis Lodwick volunteered to serve on the ECC committee.

Pine Beetle Infestation Projects - Logging is in progress on the east side of the subdivision and hopes to be done this year. Ron read a report from John Twitchell, District Forester regarding BLM fuels project adjacent to Willow Creek Pass Village. The project won't start until next spring. At that time the BLM will have a public meeting or attend an association meeting to discuss the project.

Recreation Opportunities and Covenant Changes - Ron asked the members if they would like the board to pursue the possibility of a trail system and a play area (without structures) for the subdivision. The members agreed to research these possibilities. Discussion of the thistle problem within the property. John Twitchell will research the trail system and play area. It would be maintained by the HOA.

Motion: Tim Stone moved to add weed mitigation to the Budget. Rusty Baker 2nd. All approve.

Horses on HOA Properties – Topic of horses on 5+ acres was brought up. Survey sent to homeowners was 50/50. Brief discussion of advantages and disadvantages to the members.

Motion: Chris Andrews made a motion that it was too radical of a change for the HOA to consider at this time. Pat Aiello 2nd. All approve

Open Forum-A suggestion was made to have the board solicit ideas for the agenda of the annual meeting via the newsletter. Road discussion – quality of the roads winter and summer and complaints. The snow banks were huge and the plowed road not wide enough. Tim explained that Ron and Rusty were the board contacts for snow removal. It was a record snow year and that this was the 1st year or a 3 year contract for the new contractor. He did whatever the board told him to correct when needed. The Board expects next year will be better.

Motion: Tim moved to have annual meeting the 1st Saturday after Labor Day. Pat Aiello 2nd. All approve.

Election of Board of Directors:

Jeanne Lodwick and Rusty Baker were the two candidates interested in running for the board positions. Jeanne introduced herself saying that she lives on Beaver Canyon, has the time to participate and would like to bring the community together. Rusty currently serving on the board said he has knowledge of the roads and voices his opinion. No nominations from the floor.

Members are to vote for two At –Large positions each for 3 yrs. and the school district parcel purchase.

The votes were tabulated by Hans of Double H and Pat Aiello. Pat announced that Jeanne Lodwick and Rusty Baker are Board members and that the school district parcel purchase passed.

Meeting adjourned at 11:00am

Respectfully submitted,

Sue Hochreiter
Business Mgr.