

WILLOW CREEK PASS VILLAGE ASSOCIATION
ANNUAL MEETING
North Routt Charter School
September 8, 2012

DRAFT-UNAPPROVED

Board Members Present: Ron Davies, Dave Kliewer, Pat Aiello, Tim Stone, Bill Pass, Jeanne Lodwick

Double H Management: Sue Hochreiter & Hans Hochreiter

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

Minutes: No questions regarding the Minutes of 2011.

Motion: Pat Aiello moved to approve the minutes of 2011. Tim Stone 2nd. All approve.

Financials- Bill presented the Balance Sheet and Profit & Loss statement as of July 31, 2012. Association has \$60,000 in reserves and currently \$121,000 in the bank with \$52,000 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- 2013 Budget was discussed. Bill went over Budget line by line. The discounts for early payment of dues by March 31st will stay at 30%. No increase of dues or snow removal. Roads- \$40,000 budgeted for more roads to be a part of dust control and ditch work. Dead tree mitigation on association property has a budgeted line item. If the association is successful in obtaining a grant for this project then this amount will be available for additional road and ditch maintenance.

Covenant Enforcement- Tim, chair of ECC. Committee is :Susan Marshall, Steve Warnke, Dennis Lodwick. The committee is currently working with a few households to come into compliance. Discussion of dead trees on properties. Members want a reminder in a newsletter to mitigate dead trees on property. Suggestion to have Jon Subr, to give bid to mitigate trees on Golden Tide off of 129. One owner has bees and electric fence on property. Committee will contact him to remove these items.

Pine Beetle Infestation Projects- In order to be cost efficient the the association is joining hands with the BLM to manage the removal of trees at rte 129 and the greenbelt along Jupiter. One contractor will be engaged to work on the project. To reduce the cost on the association property the association is applying for a grant.

Recreation opportunities and Trail System-Tim lead a discussion and showed members on a map of the subdivision the possibility of a trail system. Major issues that caused discussion were 1) this can only take place when association takes ownership of all Greenbelt land; 2) should trails be used by association members or open to the public? 3) use of trail system open to horses and motorized vehicles. Conclusion: board should proceed with a feasibility study as budgeted.

Motion: Rick moved allocate \$10,000 for trail system feasibility study. Tim Stone 2nd. All approve.

Motion: Tim Stone moved to approve Budget as presented. Steve Warnke 2nd. Majority approved. One opposed.

Chicken covenant/language change-Tim lead a brief discussion for the allowance of chickens as domestic pets change in the covenant language. Members had been mailed Tim's opinion previous to the meeting. Board asked our attorney for interpretation of the covenants. He stated chickens were not a common, household domestic pet.

Amendment did not pass **(215 for 264 against).**

Election of Board of Directors:

Three members nominated after introductions to the members of their interest to serve on the board. They are Stan Wagoner, Steve Warnke and Carol Twitchell

Members are to vote for 1 Class A (3yrs), 1 Class B (3yrs) one At -large positions (2yrs). And the chicken language amendment to the covenants.

The votes were tabulated by Hans of Double H. Ron announced that Stan, Steve and Carol were unanimously elected.

Meeting adjourned at 11:35am

Respectfully submitted,

Sue Hochreiter
Business Mgr.

