

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
North Routt Fire District
April 11, 2011

Representing the Board: Ron Davies, Rusty Baker, Tim Stone, Bill Pass,
Dave Kliewer & Frank Major (by phone)
Representing Management firm: Sue Hochreiter & Hans Hochreiter (by phone)

Guests: Jeanne Lodwick, Jody Wagoner, John Twitchell

Call to order at 4:15pm

Minutes-January 24, 2011. Tim Stone moved to approve minutes. Bill Pass 2nd. All approve.

Financial report-Hans explained the financials to the board and the current cash position indicating that in accordance to current and past collections any capital expenditures discussed later in the meeting in regards to parcel C would be funded. A committee of Bill & Tim will be meeting with Hans in order to discuss future financial statement presentations.

Management Services- Board received business management contract and job description. Discussion tabled until next meeting.

Web site management- Board wants web site updated in a timely manner.

Review snowplowing- Board discussed snow plow contractors job performance with the past winter and was in general pleased with his response. Rusty and Ron were the board contacts for snow removal and complaints. They felt that there was room for improvement and they will continue to work with him. Our previous contractor went through the same problems that first year he was hired. he board did have complaints regarding some roads were very narrow and the banks weren't cut back as required in the contract and that perhaps the equipment was not adequate.

School District Lots- Board reviewed current proposal and is in agreement that it is a fair and reasonable proposal. The board would seek counsel to review current proposal. The board will also confirm that the association can commit financially to this contract without putting the association in any financial risk. Tim and Bill will work with Hans to secure the associations ability to make the necessary payments over the next 5 years. The goal of the board is to be able to present this proposal to the membership for a vote at the next annual meeting.

Motion: Dave moved to proceed forward to present the proposal at the at the annual meeting after legal review and a clear title has been obtained. Tim 2nd . All approve.

Parcel C-Ron met with county representatives and it seems as though there is confusion of clear title of this piece of land. Board wants to seek counsel's advice and have Alan talk with county to get a clear title.

Motion: Tim moved to have Alan Keeffe check on land swap issue with county. Rusty 2nd. All approve.

Logging Projects- This project, on the eastside of WCPVA should be implemented this summer according to Mark Cahur, Routt Fire Management Officer. The Lodwick lot that allowed access for the project was sold. Forest Service renegotiated with the new owner who signed an agreement to allow access. The Forest Service would like to put a note in the WCPVA spring newsletter about this project.

Road maintenance & dust control- Board will ask Lanny Mack to supervise this project this summer as he has done in the past. Last year total roads project was \$28,000.00.

Dumpsters-Board felt this spring cleaning service that has been offered the last 3 years was expensive and didn't really target the owners/ lots that needed it.

Motion: Tim moved to not continue with these spring cleaning . Bill 2nd. All approve.

Kid' play area-John Twitchell suggested that an area be set aside for kids to play in instead of the roads. Board is open to the idea and would research where this could be done. There is concern for an increase in liability insurance. Board also discussed a possible trail systems for mountain biking and cross country skiing. Jeanne Lodwick volunteered to be on committee with Tim Stone and John Twitchell. This would be another news item for the spring newsletter.

ECC report-Tim explained there were still open cases of violations discussed at the last meeting. Jody Wagoner was in attendance to give drawings for the shed and propane tank enclosure. Original agreement was to have the fence removed by June 1st. Board amended agreement to change the deadline to August 1st. Tim will write the amendment. Ron appointed Susan Marshall to the ECC. Tim 2nd. All approve.

Board member complaint- Board received a complaint that Pat Aiello was too tough and outspoken to members. Board will mention to him.

Next meeting-July 18th, 5pm at North Routt Fire District. Meeting adjourned 6:30pm.

Respectfully submitted,

Sue Hochreiter
Double H Mgmt