

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
North Routt Fire District
November 7, 2011

Board Members Present: Ron Davies, Rusty Baker, Bill Pass, Jeannie Lodwick.

Double H Management: Sue Hochreiter, Hans Hochreiter

ECC - Dennis Lodwick

Call to Order: 6:05pm

Minutes - Ron moved to approve the minutes of the board meeting following the annual mtg of September 10, 2011. Bill 2nd. All approved.

Financials & Budget- Board reviewed financials as of October 31, 2011. There is \$94,129.97 in total cash accounts and \$84,518.84 in accounts receivable mainly due to snow removal invoices and legal fees.

Collections Procedure - Bill Pass, Treasurer, met with Hans. There are large legal fees incurred on two foreclosures. Bill proposed the board not incur legal fees over and above the amount owed by the owner. The association can't collect from the owner on past dues and legal fees if an owner declares bankruptcy. However, the amount owed the association will remain with the property. If foreclosed upon by a bank we only get the 6 months allowed by Colorado law. The board instructed Double H to call owners owing two years of snow removal and in excess of \$1,000.00. Any further steps are to be discussed with the financial officer.

School District Parcels - Property purchase closing date is Monday, November 14, 2011.

Road & General Maintenance - North fence was repaired this summer as well as approximately \$20,000.00 spent on road saver/dust control. Road base has been placed at Miner's Dream and Westwind Place. Rusty mentioned that Steamboat Lake Water & Sanitation District replaced the waterline at Saturn Ct last summer and is questioning the placement of the road. Ron asked Double H for the survey of road done by Emerald Mountain Surveyors a couple of years ago.

ECC - Board received a request from Christine Pearson to waive snow removal dues as she does not have a house on her property due to a fire. However, she does have a garage on the property which gives it Class A status. The board did not allow fees to be waived. She has been requested to notify the ECC stating when she is going to rebuild the house.

Ron reported that the committee was never totally clear that Chris Hadlock's deck was approved with original papers. Dennis will follow up with Chris.

ECC collections-Hans and Dennis will work together on collections for covenant violations. Dennis requested current list of owners with violations.

Recreational amenities - Tabled.

Community Directory - Jeannie presented an idea of writing a directory of all owners in Willow Creek to include home addresses and phone numbers. Board discussed getting updated surveys from all owners allowing them to have their home addresses and phone numbers published.

Comments - Jeannie asked why the snow plow contractor couldn't keep his equipment at the property. Board felt the loader is ok at his house but the grader must be kept elsewhere. Rusty will follow up with the SLWSD to see if grader could stay there and perhaps adjusting the bill for electricity used by snow plow contractor.

Next meeting will be Monday, February 6th, 5pm possibly at the Charter School. If not, North Routt Fire District.

Adjourn - 7:45pm

Respectfully submitted,

Sue Hochreiter
Double H Mgmt