

WILLOW CREEK PASS VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
North Routt Charter School
February 6, 2012

Board Members Present: Ron Davies, Pat Aiello, Tim Stone, Bill Pass & Dave Kliever via phone.

Double H Management: Sue Hochreiter, Hans Hochreiter

ECC - Dennis Lodwick

Call to Order: 6:05pm. First meeting at the new school. Board was very gratified to have this new place to meet.

Minutes – Bill moved to approve the minutes of November 2011. Dave 2nd. All approve.

Financials & Budget - Board reviewed financials as of December 31, 2011. There's \$133,956.15 in total cash accounts. \$56,366.90 in accounts receivable due to snow removal invoices and legal fees. Additional money collected for Lot 10 F2 can possibly help pay legal expenses for assistance in collecting additional past dues.

Collections – procedure – Bill Pass, Treasurer, met with Hans. They made a prioritized list of any owner owing \$1,000 or more. A plan of action: 1) Sue calls the owners. Discuss and try to set up a payment plan or collect full amount due. 2) Hans, Bill and Alan (attorney) have a conference call to review and discuss next course of action.

Motion: Dave moved to approve money to spend to talk with Alan regarding collections. Tim 2nd. All in favor.

Covenant Violations - Tim has some owners still in violation and fines incurred. Sue will call these owners as well.

Road & General Maintenance - Approximately \$21,000 in Budget. McKendrick will repair fence(s). Ditch work is needed. Some road work needed. All roads are bladed and receive dust control. Road base needed on Golden Tide. Tim will check out the roads after melt off and give board a report.

Board members & libel - Tim reported a malicious anonymous post in the paper regarding himself and his company. Tim has personally hired Alan Keffe to research the allegations. Directors & Officers insurance prevents board from being personally sued.

ECC - Committee will put a review procedure together regarding compliance of owners with covenant violations. Such as phone calls, letters, letters with intent to fine, fines incurred, liens filed, quarterly invoices with fines, attorney involvement. Liens on property can cause a short

sale to be invalid. Tim will discuss with attorney. Covenants allow ECC committee to enforce burying or enclosing a propane tank. Committee must give ideas on fences. Suggestion was to possibly have one supplier at the subdivision and each owner could contract with him/her to bury tank.

Insurance - Sue reported that her office solicited quotes from other companies. Current insurance was too high for Commercial General Liability and Directors and Officers at approximately \$3,000/yr. American Family was least expensive at approximately \$900.00 for same amount of coverage. Ron Davies had approved the change via phone call.

Recreational amenities/Capital improvements - No one has volunteered to serve on committee. Tim would like to put money into this project. He suggested a feasibility study and that this could be a ballot measure at the annual meeting. Tim will report to the board of his findings.

Lanny's proposal-Board discussed

Motion: Tim moved to have Alan research this idea. Ron 2nd. All approve.

Community Directory - Tabled. Jeannie not in attendance due to a broken wrist.

Next meeting Monday, April 9th, 6pm at the Charter School

Adjourn-7:25pm

Respectfully submitted,

Sue Hochreiter
Double H Mgmt