

**WILLOW CREEK PASS VILLAGE ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**North Routt Charter School**  
**April 9, 2012**

**Board Members Present:** Ron Davies, Tim Stone, Bill Pass & Jeanne Lodwick.

**Double H Management:** Sue Hochreiter, Hans Hochreiter

**ECC-** Dennis Lodwick

**Call to Order:** 6:05pm. Board was locked out of the conference room and therefore did not have a phone available for other board members to call in. Board met in the cafeteria.

**ECC-** Tim reviewed and strategized with the board how to proceed with owners of current covenant violations. Two owners with violations attended the meeting to discuss privately their current situation.

-Lot 50 F2-owner stated the outside staircase and railing and 3 broken windows will be replaced by the end of June. Board agreed and asked the owner to put his commitment to this in writing. Board thanked owner for coming to the meeting to discuss issues.

-Lot 254 F2-owner stated he was very upset with the board regarding his fines incurred and lien filed on his property for lack of completion of covenant violations. He agreed he had received a letter in June 2009 and responded immediately with a timeline of repairs. Admitting he did not fulfill the schedule as proposed he argued he received no further communication until Double H called him. Board sent a certified letter in June 2011 with fines assessed for 3 years of incomplete repairs and lien recorded. Board explained the lien must remain until the violations are remedied. Fines will be waived once all repairs are completed. Further discussion entailed that a) the garage encroachment must be brought to code b) board requires all repairs to street side must be done. He agreed to give the board a new plan and timeline. Board thanked him for his attendance and to discuss these issues.

**Minutes-** Board will review and give approval via e-mail.

**Financials & Budget-** Bill presented the financials and a brief cash projection analysis. Cash accounts total \$146,065. Possibility of opening a CD. Double H will pursue. \$112,553.30 in accounts receivable. Discussion of audit. Last one was 2010. Board did not feel the need as they receive monthly financials from Hans.

Motion: Tim moved to not have an audit this year. Jeanne 2<sup>nd</sup>. All approve.

**Collections-** Bill Pass thanked Sue for her efforts in collecting past dues. Association received 50% of outstanding dues. Sue was asked to pursue other owners with past dues via telephone. After numerous attempts to contact one to pay past dues with no cooperation Bill recommended this account be turned over to the attorney.

Motion: Bill moved to have attorney pursue collections for Lot 64 F1. Tim 2<sup>nd</sup>. All approve.

**Road & General Maintenance-** Approximately \$30,000 in Budget.

Motion: Time moved to get bids for road work this spring. Bill 2<sup>nd</sup>. All approve.

**Proposal Non For Profit-**Board tabled to collect more background information.

Motion: Bill moved to have Hans, Tim and Bill pursue and talk to attorney. Tim 2<sup>nd</sup>. All approve.

**Insurance-**Sue explained that for \$69.00 American Family proposed to add a policy onto the D & O coverage to protect the board from any possible law suits from the past 7 years.

Motion: Tim moved to accept policy. Bill 2<sup>nd</sup>. All approve.

Next meeting Monday, July 23rd, 6pm at the Charter School

**Adjourn-**8:30pm

Respectfully submitted,

Sue Hochreiter  
Double H Mgmt