

**WILLOWBROOK
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
January 23, 2007**

The regularly scheduled meeting of the Willowbrook Board of Directors was held Tuesday, January 23, 2007, at the Wilderndest Commercial Center. Directors present were Don Hobrock, Bonnie Brown, Jim Anderson and Chad Guinn. Present from Wilderndest [WPM] was Audrey Taylor, HOA Liaison. Also present were homeowner and Dumpster Committee Chair, Mike Bollander and homeowner, Mary Ann Guag. The meeting was called to order at 1:06 P.M.

Didn't Betty attend late, or am I mistaken.

APPROVAL OF MINUTES

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
IT WAS RESOLVED TO APPROVE THE MINUTES OF THE SEPTEMBER 26, 2006,
MEETING AS WRITTEN.**

CONSIDERATIONS:

Dumpster Committee Findings

Mike Bollander reported that the conclusion of the Dumpster Committee is that the addition of enclosures seems to be the most financially feasible improvement for trash removal management in Willowbrook. Decision was made to obtain a copy of Waste Management's enclosure requirements, then procure a construction estimate for a cost report to be presented at the next Board Meeting, March 27, 2007.

Additionally, the Committee recommends funding the project by special assessment of \$150 +/-year/lot to be spread over three or more years.

Questions remaining to be answered are:

- What are the building requirements for a dumpster enclosure?
- What is the best door opening system?
- Are there additional charges for trash collection involving gated enclosures?

Senate Bill

Senate Bill 100 policies were drafted by the HOA attorney, Mark Richmond, and distributed to the Board of Directors. The document will be further discussed at the March Board meeting.

Rules

The 2006 Annual Meeting discussion included an HOA rules discussion resulting in a charge to the Board of Directors to formulate a slate of rules addressing architectural control, parking and maintenance. The following has been drafted:

1. Parking

The Town of Silverthorne requires two [2] parking spaces per dwelling unit. Willowbrook has additional requirements for parking. Improved parking surfaces such as, but not limited to, concrete, asphalt or stone pavers are required. The parking of vehicles, trailers, campers, recreational vehicles and recreational equipment shall take place only on improved surfaces. The location of said parking should take into account the views from the roadways, the neighbors and the position of the home. Parking areas may not be located on any snow storage easement, including those on an individual homeowners' property, or on Willowbrook's

Common Area [Open Space]. Architectural approval is required before parking spaces are constructed. The following table indicates the total number of parking spaces that are required and must be maintained:

Single Family – 3

Duplex - 5

Triplex – 7

Fourplex – 10

2. Landscaping

It is the owner's responsibility to care for and maintain the lot/yard through the use of weed control and other measures to prevent ~~the noxious weeds~~ and other invasive weeds. Owners are encouraged to plant and cultivate trees and shrubs on their lot [s] for the purpose of beautifying the neighborhood and community. Xeriscape landscaping is allowed per Colorado Law.

3. Building Materials

Wood or a composite material that resembles a wood grain finish must be used. Siding ~~will~~shall be a maximum of 1-inch by 8-inch material in appropriate lengths. Siding may be applied in a combination of diagonal, horizontal or vertical configurations. The material must be installed according to the manufacturer's specifications. Future technology that fits into the neighborhood environment may be considered by the Architectural Review Committee. The use of moss rock, river rock, field stone, cultured stone, brick, metal siding or stucco, in conjunction with siding, is allowed. Vinyl siding is not allowed.

4. Fences

Fences ~~will~~shall be constructed of wood, composite or other materials that meet the intent of Architectural Control. ~~White and e~~Chain link fences are not allowed.

5. Outside Storage

No furniture, fixtures, appliances or other materials shall be stored in any open area or on any lot in such a manner that such material is visible from a neighboring lot or common area [Open Space]. Construction materials shall not be stored on any parcel for a period exceeding thirty [30] days prior to commencement of construction.

6. Maintenance of Buildings

It is the owner's responsibility to care for and maintain the building or buildings in good condition upon each lot he/she owns, including walkways, paving, and fencing; and make all appropriate repairs and replacements as often as the same shall become necessary.

Wasn't there a section on satellite dishes and how we couldn't bar due to FCC ruling?

FINANCIAL

The December financials [end of fiscal year] reflected that the Operating Account's balance was \$16,059.92, the Reserve Account's balance was \$40,725.49, and the Required Reserve Account's balance was \$15,028.41. [Mailbox equity was \$4,728.88 and is part of the Reserve Account.]

Operating income exceeded expenses by \$1,754.45 in December and by \$6,301.16 year-to-date. Reserve interest income was \$2,157.06 year-to-date.

OTHER MATTERS

Don Hobrock agreed to chair an exploratory effort to increase the number of mailboxes.

It was noted that WPM is charged to mail annual dues statements in December, yearly.

I believe that Don said that he was going to create the annual letter to be sent to the homeowners early in the meeting.

ADJOURNMENT

The meeting adjourned at 3:35 P.M.

Action List

Action Item	Person Responsible	Status
It was noted that WPM is charged to mail annual dues statements in December, yearly.	Jennifer/Accounting	