

WILLOWBROOK HOMEOWNERS ASSOCIATION
Board of Directors Meeting
January 26, 2010

Board members present were Bonnie Brown, Markus Winter, Bob Smith, David Hula and Mike Schneider.

Representing Summit Resort Group were Kevin Lovett, Deb Borel and Peter Schutz.

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I. Call to Order-Bonnie Brown called the meeting to order at 6:30 p.m.

II. Owners' Forum – It was noted that the meeting notice and agenda were posted on the website. No homeowners, besides the board of directors, were present.

III. Approve Minutes from previous Board Meetings– Minutes from the September 22, 2009 Board meeting were reviewed. Dave Hula moved to approve. Bonnie Brown seconded and the motion passed.

IV. Board of Directors

Introduction of Board members were made.

Election of Board Members were as follows:

-Mike Schneider nominated Bonnie Brown for President. Dave Hula seconded and the motion passed.

-Mike Schneider nominated Jim Anderson for Vice President. Dave Hula seconded and the motion passed.

-Mike Schneider nominated Dave Hula for Treasurer. Bonnie Brown seconded and the motion passed.

2010 Board Meeting dates:

March 23, 2010, at 6:30

May 25, 2010, at 6:30

July 27, 2010, at 6:30

September 28, 2010, at 6:30

October 12, 2010, at 6:30

All Board of Directors meetings will be held at the office of Summit Resort Group, 350 Lake Dillon Drive, Dillon.

November 6, 2010-Annual HOA meeting

V. Financial Review

Kevin Lovett of SRG reported on year-to-date financials as follows:

Financial Report as of December 31, 2009 close

December 31, 2009 close financials report that we have:

\$18,026.70 in the Alpine Bank 2 Yr Reserve fund

\$63,722.64 in the Checking Acct

\$33,092.22 in the Reserve Fund

\$6,910.31 in the Mail Box fund

December 31, 2009 Profit and Loss statement reports \$77,797.83 of actual expenditures vs. \$93,282.74 of budgeted expenditures (\$15,484.91 under budget YTD)

Main areas of underage are:

601 Professional Services \$1,025.70

653 Federal Tax \$1,551.96
665 Trash Removal \$7,841.60
666 Snow Removal \$1,687.10
675 Grounds and Parking Maintenance \$3,202.85

Operating Surplus—Dave Hula made a motion to move the 2009 surplus of \$15,484.91 into the Reserve Account. Mike Schneider seconded and the motion passed.

A/ R report

There is still one outstanding 2009 dues of \$326.00 as the home is in foreclosure.

Letter will be sent on February 1, 2010, to those who have not paid 2010 dues.

Dave Hula requested that statement for the CD account be sent to him when it is received by SRG.

VI. Managing Agents Report

Kevin Lovett gave the following report:

- HB 1359 – New Colorado Legislation requires all HOAs to have a policy with regards to reserve planning and funding. Mike Schneider made a motion to accept the policy written for Willowbrook as presented. Markus Winter seconded and the motion passed. This policy is posted on the website.
- Dark Sky Ordinance – Chapter 4, Section VI – 16
 - Lights may be no more than 900 Lumens (no more than 65 watt bulb or 13 watt CFL)
 - No clear glass fixtures, must be frosted glass (or shielded)
 - Old code stated must be fully downcast. Currently they do not need to be fully downcast as long as frosted or shielded

VII. Old Business

A. Rule Violations Update

All items on the violation spreadsheet have been resolved to date. Bonnie will copy the board on all violations that have been reported to SRG. Bonnie and Deb will meet to discuss process and policy regarding repeated violations.

B. Landscape Plans

Discussion of current landscaping and landscaping maintenance occurred. Priority is entrance and mailbox area. SRG will obtain bids for re-establishing irrigation at the front entrance and creating and implementing a design plan for the entry median. These bids will be presented at the March BOD meeting. Kevin, in consultation with Chad Guinn, will contact Gentry regarding the spraying of noxious weeds.

At the May BOD meeting, plans for the open space areas along Willowbrook Road will be discussed. Bob Smith will bring a plat map indicating those areas that he would like to see mowed.

VIII. New Business

A. **Badger Court Trees Issue**-a survey was sent to homeowners that live on Badger Court regarding the trees invading sewer lines and sap dripping on cars.

Approximately 20 surveys were sent and 5 were returned. Dave Hula made the motion to take necessary action to find out who owns the trees (the Town of Silverthorne or the Willowbrook Association). Mike Schneider seconded and the motion passed. SRG will obtain plat map of the area and determine ownership.

- B. **Mailbox Parcel Boxes**-request was received by a homeowner to install parcel boxes. Board decided to table this until there was further interest.
- C. **Triplex homeowner** asked the Association to write a letter mandating that a unit in her triplex be painted. Board has determined that it is a Party Wall Agreement and must be settled between homeowners. Board will continue to monitor the situation. Board will get involved if it is determined that there is a violation of #6 (Maintenance of Buildings) in the revised Rules and Regulations.
- D. **Water/Sewer Lines**-the homeowner's responsibility for the water/sewer lines will be included in the Spring Newsletter that is sent to Willowbrook homeowners.
- E. **Approved colors for exterior paint** will be determined by Architectural Review Committee. Mike Bohlender will be removed from this committee per his request. Bob Smith will be placed on this committee.
- F. **Recycling** -Timberline will pick-up recycling in Willowbrook. Recycling will be discussed in the Spring Newsletter.
- G. **Dumpster Enclosures Replacements**-Mike Schneider made the motion to spend money out of the reserve budget to replace two dumpster enclosures this summer beginning with the middle one on Bighorn and the second one to be determined based on greatest need of repair. Bob Smith seconded and the motion carried. Dave Hula will take pictures of the enclosures at the Ponds and Blue River Run and e-mail them to the board prior to the next meeting.

IIX. Next Meeting Date

The next Board of Directors meeting will be held on Tuesday, March 23, 2010, at 6:30 p.m. at the office of Summit Resort Group.

IX. Adjournment

At 8:40 p.m., Mike Schneider made a motion to adjourn. The motion was seconded by Markus Winter and the motion passed.