

# WILLOWBROOK

## HOMEOWNERS' ASSOCIATION

### ANNUAL MEETING

**November 19, 2005**

The regularly scheduled Annual Meeting of the Willowbrook Homeowners' Association was held on Saturday, November 19, 2005, in the Wildernd Commercial Center. The meeting was called to order at 9:15 A.M.

### ROLL CALL

Pursuant to the Bylaws, the representation of ten percent (29 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

<u>UNIT#</u>	<u>OWNERS PRESENT</u>	<u>UNIT#</u>	<u>OWNERS REPRESENTED BY PROXY</u>
112 BC	Mark/Mary Watson	114 BC	Harry/R Esterl Shank Etal
134 WC	Phil/Linday Wilson	1580B	William/Betsy Georgitis
1620B	Tanya Shattuck	1600B	John/Elizabeth Bentley
1625C	Jim Anderson	1601B	Thomas Neils
209FC	Mary Kay Rachwalski	1625B	Walter/Geis
211FC	Howard Hallman	1641B	Daniel/Helen Brady
213FC	Howard Hallman	1645B	M C Reveal
222RC	Prieve/Zelasko	220RC	Donald/Jeannette Hansen
242CD	Ann Steinbarger	250 CD	Bob/Martie Brocko
243CD	Ann Steinbarger	253CD	Sonja Capra
249CD	Sheila Groneman	307CC	Egon Gierson
308CC	Clawson/McNamara	337CC	Tracy Gnojek
323CC	Karen Russell	371CD	Thomas Family Trust
340CC	Pat Dahly	391CD	Floyd/Selwyn Wilson
357CC	Heather Wood	413CD	Floyd/Selwyn Wilson
375CD	Bonnie Brown	415CD	Floyd/Selwyn Wilson
410BH	Sandra Franzen	417CD	Floyd/Selwyn Wilson
438CD	Franklin Willis	435CD	Floyd/Selwyn Wilson
472BH	Ken DeShaies	439CD	Floyd/Selwyn Wilson
487BC	Dave Hula	446WR	Carol/Ronald Blake
488MC	Constance Tussel	447BH	Shrling/Shreve
492BH	Terry Rauschenberger	461MC	Karin/Kevin Batchelder
503BH	Kathryn Bullington	480CD	Hobrock/Schroeder
556BH	Don/Carolyn Hobrock	484MC	Maria/Shawn Albertson
565BH	Ann Morrison Clement	507CD	Charles/Carolyn Bear
574CD	Betty Stielow	530CD	Merlo/Schane
578BH	Lanelle Barnett	563BH	Gregry/Frances Browne
592CD	Daira/Mark Hanschmidt	596CD	Brown/Gaug

Present from Wildernd [WPM] was Audrey Taylor, HOA Liaison.

Proof of notice of meeting was noted.

## **APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE NOVEMBER 20, 2004 ANNUAL MEETING WERE APPROVED AS WRITTEN.**

## **REPORT OF PRESIDENT**

Don Hobrock reported that at last year's Annual Meeting there was lengthy discussion regarding the improvement of parking enforcement to include elimination of: vehicles parked on yards, unlicensed vehicles, inoperable vehicles, owner vehicles that consume the guests parking areas, recreational vehicle storage/parking, etc. Various members of the Board had numerous meetings with the Town and police to articulate the Owners concerns as well as address the speeding and shortage of parking issues.

Complicating the problems is the lack of snow storage areas. The development was built so that the entrance to the driveways was limited to allow room for snow storage adjacent to driveways. Overtime, Owners have enhanced the size of the driveways and absorbed snow storage areas.

Once the Town deems that there is inadequate snow storage, the HOA is compelled to haul the snow out of Willowbrook. In the past, this has been very, very costly and difficult to budget since snowfall varies from year to year. In the light snowfall first quarter of 2005, \$5,365 was paid for snow removal.

Willowbrook has no enforcement mechanism other than for architectural matters; therefore, enforcement lies with the Town. The Board stated that no one is looking for wholesale changes, but rather better parking enforcement which will help manage all of the aforementioned.

The Town is looking at upgrading Willowbrook Road and to control the speed. Three speed control options were mentioned:

- 1] Adding permanent radar.
- 2] Instituting a vigilante system, i.e., owners check out radar guns and police the area.
- 3] Increase enforcement of speeding.

All homeowners were encouraged to provide input to the Town, Bill Linfield, regarding traffic control improvements for Willowbrook Road, e.g., traffic circles, 4-Way stops, speed bumps/depressions, etc. The email address is [www.wlinfield@silverthorne.org](mailto:www.wlinfield@silverthorne.org).

All are reminded that if there is need to temporarily park in the street, as for a gathering, arrangements should be made with the Town of Silverthorne, which will supply temporary parking permits.

## **REPORT OF MANAGEMENT**

### **Wilderness Property Management**

Tony Snyder again wholly owns Wilderness Property Management. He re-purchased the portion he sold to Copper Mountain.

WPM's basic responsibilities are: accounting, meetings, administrative needs and negotiating.

VIP cards are available to owners – they qualify the holder for various discounts around the County. [Diamond Vogel paint recently offered a substantial discount to Wilderness owners.]

The Wildernest/Willowbrook liaison is Audrey Taylor, 468 6291 ext 217. Owners are encouraged to contact her with their questions or needs.

Wildernest's size accounts for its strong negotiating position on behalf of the Wildernest-managed associations. Currently, WPM manages 64 homeowner associations and approximately 3,500 units, and continues to net substantial savings. For example:

- Trash is approximately 42% off local rack rates.
- All Wildernest-managed associations' bank accounts are held separately and are given a superior, preferred rate on all its bank accounts.
- Insurance premium rates are far superior to the competitors.

Wildernest opened a carpet-cleaning department. All are encouraged to call 970 468 6291 ext 250 to schedule a carpet clean or for more information.

The owners were reminded that their website posts the financials, the minutes, rules and other Association related items. The address is: wildernesthoa.com. The website will also be utilized for Senate Bill 100 compliance.

## **FINANCIAL CONSIDERATIONS**

The October 31, 2005 financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$24,708.31, Required Reserve's balance was \$15,028.41 and the Reserve/Mailbox Account's balance was \$34,048.61. Operating income exceeded expenses by \$82.13 year-to-date..

The 2006 budget contains a 5% dues operating increase.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE 2006 BUDGET.**

As of January 1, 2006, dues will be \$287/year. Full payment is due on January 1 and late by February 1, 2006.

## **ELECTION OF DIRECTORS**

Don Hobrock's term expired as of the meeting and Ken DeShaies resigned.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO ELECT DON HOBROCK AND BONNIE BROWN TO THE BOARD OF DIRECTORS. JIM ANDERSON AND BETTY STEILOW WERE ELECTED AS ALTERNATES.**

## **OTHER MATTERS**

It was suggested that the Dumpster Etiquette signs be replaced with new ones.

Colorado law, Senate Bill 100 is effective as of January 1, 2006. The Board has consulted the Association's attorney, Mark Richmond, to ascertain what measures are needed to be in compliance. Wildernest has undertaken compliance measures on behalf of the Association.

- Controlling unauthorized use of the dumpsters was again discussed. It was determined that Owners have the bulk of the responsibility for monitoring the dumpsters. Discussion regarding changing to individual dumpsters

resulted in taking a straw vote of the membership present to ascertain the preference of the community, i.e., dumpsters or individual containers. Dumpsters were favored by a three to two vote.

Willowbrook will again work at eradication of noxious weeds.

Appreciation was expressed to Ken DeShaies for his service to the Association.

The 2006 Annual Meeting was scheduled for November 4, 2006 at 9:00 A.M.

## **ADJOURNMENT**

The meeting adjourned at 11:15 A.M.

# **WILLOWBROOK BOARD OF DIRECTORS MEETING November 19, 2005**

A regularly scheduled meeting of the Willowbrook Board of Directors convened for the purpose of electing officers.

The following was determined:

President	Don Hobrock
Vice President	Howard Halllman
Sec	Mary Kay Rachwalski
Treas	Lanelle Barnett
At Large	Bonnie Brown
Alternate	Jim Anderson
Alternate	Betty Steilow

The Board will meet on the 4<sup>th</sup> Tues of alternating months at 1:00 PM in the Wilderdest Commercial Center.  
The following Board Meeting dates were scheduled:

January 24<sup>th</sup>  
March 28<sup>th</sup>  
May 23<sup>rd</sup>  
July 25<sup>th</sup>  
September 26<sup>th</sup>  
October 24<sup>th</sup> – Budget  
November 4<sup>th</sup> – Annual Meeting