

WILLOWBROOK

HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

November 4, 2006

The regularly scheduled Annual Meeting of the Willowbrook Homeowners' Association was held on Saturday, November 4, 2006, in the Silverthorne Town Hall. The meeting was called to order at 9:08 A.M.

ROLL CALL

Pursuant to the Bylaws, the representation of ten percent (10 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>
103BC	Sharon Farmer	114BC	Harry Shank
130WC	William Marvin	136WC	Hallett/Bowers
134WC	Linda Wilson	223RC	Donna McCall
175WR	James Vandeloo	307CC	Egon Gierson
209FC	Mary Kay Rachwalski	311CC	Bernice Sterin
211FC	Howard Hallman	313CC	Robert/Margaret Smith
213FC	Howard Hallman	371CD	Harry Thomas, Jr
220RC	Don Hansen	383CD	Danny/Kellie Akers
245CD	Chad/Christine Guinn	391CD	Floyd/Selwyn Wilson
242CD	Ann Steinbarger	413CD	Floyd/Selwyn Wilson
243CD	Ray Raczkowski	415CD	Floyd/Selwyn Wilson
302CC	Betty Naftz	417CD	Floyd/Selwyn Wilson
308CC	Clawson/McNamara	435CD	Floyd/Selwyn Wilson
329CC	Timothy Stachelski	436BH	Christopher Cichocki
340CC	Charles/Patricia Dahly	438BH	Franklin Willis
375CD	Bonnie Brown	474MC	Lu McDaniel
410BH	Sandy Franzen	480CD	Hobrock/Schroeder
440CD	Bennet Way	484MC	Shawn/Marie Albertson
443MC	Bill Kleckner	507CD	Carolyn Bear
473MC	James Dossett	515BH	Audrey Morris
483BH	David Evans	521MC	Hipps/Willis
487BC	Dave Hula	523MC	Cynthia Harding
514BH	Linda Orr	530CD	Merlo/Schane
556BH	Don/Carolyn Hobrock	538BC	Frank Willis
574BH	Betty Stielow	559MC	Dennis/Margery Nemura
596CD	Mary Ann Gaug	568BH	Judith Maloney
1590B	James Vandeloo	585CD	Jennifer Jardin
1620B	Tanya Shattuck	1580B	William/Betsy Georgitis
		1600B	John/Elizabeth Bentley
		1601B	Thomas Neils
		1615C	Richard/Mary Bryant
		1625B	Richard/Carleen Sparrow

Present from Wildernest [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 19, 2005, ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF PRESIDENT

Don Hobrock reported that several issues had surfaced over the year from parking to snow storage to Open Space, rules and trash. A President's letter will be distributed in 2007.

REPORT OF MANAGEMENT

Wildernest Property Management

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 Wildernest 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 35 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 preferred rate on each account.
- 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. Senate Bill 100 compliance is also handled through the website. The address is: wildernesthoa.com.

FINANCIAL CONSIDERATIONS

The September financials reflected that the HOA Operating Account's balance was \$32,790.00, and the Reserve Account's balance was \$40,147.64. The Required Reserve balance was \$15,028.41. Year-to-date Operating expenses exceeded income by \$1,931.63.

The 2007 budget was reviewed; it anticipates no dues increase:

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE 2007 BUDGET.

Note was made that additional mailboxes may be needed. The Board will evaluate the situation in the first quarter of 2007.

REPAIR AND MAINTENANCE CONSIDERATIONS

Sue Hobrock resigned from the Landscaping Committee. Chad Guinn volunteered to chair the Committee. Other committee volunteers were Don Hobrock, Tanya Shattuck and Bill Kleckner. It was decided that the Committee should organize in March for the upcoming 2007, growing season.

It was noted that people are intruding onto snow storage areas with landscaping and parking. All were reminded to be mindful of said space.

It is anticipated that the HOA will contract again with Dave Collard for snow hauling services, if needed.

The Board is continuing to search for additional parking areas.

A straw vote of the membership present was taken to ascertain the view of the community regarding more stringent architectural control regulations. Unanimous consent was given to enacting regulations to require:

- All vehicles outside a parking structure must display a current license.
- Abandoned vehicles are prohibited.
- Parking [recreational storage] must be placed on improved surfaces, only.
- Yard maintenance is required [a manicured lawn is not].
- Composite siding and decking materials will be considered as suitable for construction.
- Composites for fencing will be considered; white is not allowed.
- Satellite Dishes, while permissible, must be placed in a non-conspicuous location and must follow the size limitation.

These proposed constraints will be taken to the HOA attorney for drafting and mailing to the membership.

The Dumpster Committee drafted a list of Guidelines; they will be distributed to the membership. Consideration for improvement is on-going; please contact the Committee with suggestions.

ELECTION OF DIRECTORS

Mary Kay Rachwalski's Board of Director's term of office expired; she opted to not stand for re-election. Lanelle Barnett's and Betty Steilow's term expired; Jim Anderson was appointed to the Board ... therefore, his position was again open for membership election.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED BY ACCLAMATION, IT WAS RESOLVED TO ELECT CHAD GUINN, LANELLE BARNETT, AND JIM ANDERSON TO THE BOARD OF DIRECTORS. BETTY STEILOW WILL SERVE AS ALTERNATE.

OTHER MATTERS

The 2007 meeting was scheduled on Saturday, November 3, at 9:00 A.M.

ADJOURNMENT

The meeting adjourned at 11:10 A.M.

BOARD OF DIRECTORS MEETING

November 4, 2006

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	Bonnie Brown
Secretary	Chad Guinn
Treasurer	Lanelle Barnett
At Large	Jim Anderson
Alternate	Betty Stielow