

WILLOWBROOK

HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

November 3, 2007

The regularly scheduled Annual Meeting of the Willowbrook Meadows Homeowners' Association was held on Saturday, November 3, 2007, in the Wildernest Commercial Center. The meeting was called to order at 9:00 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>
103 BC	Sharon Farmer	114 BC	Harry Shank
130 WC	Bill Marvin	209 FC	Mary Kay Rachwalski
175 WC	James Vandeloo	212 FC	William/Leslie Ashley
211 FC	Howard Hallman	221 RC	William Aichinger
213 FC	Howard Hallman	229 RC	Mathew/Barbara Willitts
220 RC	Don Hansen	253 CD	Alan/Sonja Capra
242 CD	Ray Rachawski	255 CD	Pavlick/Baker
249 CD	John Groneman	351 CC	Joan Hopkins
250 CD	Bob/Martie Brocko	371 CD	Thomas Family Trust
375 CD	Bonnie Brown	378 CD	Wiono/Ting
379 CD	Margo Goetz	391 CD	Floyd/Selwyn Wilson
392 CD	Michelle Juneau	413 CD	Floyd/Selwyn Wilson
462 BH	David/Robert Marony	415 CD	Floyd/Selwyn Wilson
486 MC	Alex Eschenbaum	417 CD	Floyd/Selwyn Wilson
487 BC	Dave Hula	435 CD	Floyd/Selwyn Wilson
489 CD	Nancy Linblade	437 CD	Floyd/Selwyn Wilson
490 CD	William Atkinson	439 CD	Floyd/Selwyn Wilson
492 BH	Annette Rauschenberger	491 MC	David/Kris Nichols
504 BH	John Reller	508 CD	Marvin/Maxine Horn
507 CD	Chuck Bear	521 MC	Hipps/Willis
515 BH	Audrey Morris	523 MC	Cynthia Harding
556 BH	Don Hobrock	543 MC	Richard Reller
574 BH	Betty Stielow	568 BH	Judith Maloney
578 BH	Lanelle Barnett	580 CD	Deborah Nilsson
596 CD	Brown/Gaug	590 CD	Laura/Paul Moccia
1590 B	James Vandeloo	597 CD	Bruce Ruggs
1620 B	Tanya Shattuck	1580 B	William/Betsy Georgitis
		1601 B	Thomas Neils
		1615 B	Richard/Mary Bryant
		1625 B	Martha/Jonathan Bird

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 4, 2006, ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF PRESIDENT

Don Hobrock reported that the trash removal vendor was changed during the year:

- Residents were parking in a manner that was blocking dumpster pickup per the perception of the truck driver. Due to this, Waste Management failed to empty some of the dumpsters on several occasions.
- Timberline Trash Removal agreed to empty all the dumpsters, call the police if the dumpster is blocked and return to empty said dumpster without additional action from the members.
- The cost for the change was an additional \$300/month plus the increased landfill charges.
- An additional benefit is the plastic sliding door.

There has been issue with homeowner's contractors causing damage to the Open Space. Vegetation generally takes approximately two to three years to re-establish. The Landscaping Committee is focused on eradicating noxious weeds from Willowbrook; noxious weeds are prevalent in disturbed ground areas. Members are required to notify the ARC of use of the Open Space for access prior to the initiation of the project and re-establish Open Space disturbances to be evidenced by life and growth for two growing seasons after disturbance as verified by the ARC.

Suggestion was made to revise the ARC approval form.

Owners are reminded that all exterior structural actions require prior ARC approval.

NOTE: In 2007, the ARC added use of some newer materials to the approved list.

All were reminded to contact the police if there are abandoned vehicles parked in the cul-de-sac areas.

Mailboxes were added at the Willowbrook Mailbox facility; there are boxes available to owners; the cost is \$25/year/non-prorated.

REPORT OF MANAGEMENT

Wilderness Property Management

WPM's basic responsibilities are: accounting, meetings, administrative needs, property management [as called] and negotiating.

VIP cards are available to owners – they qualify the holder for various discounts around the County. [Diamond Vogel paint recognized the VIP card.]

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

Wilderness's size accounts for its strong negotiating position on behalf of the Wilderness-managed associations. Currently, WPM manages 63 homeowner associations and approximately 3,500 units, and continues to net substantial savings. For example:

- 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 has 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 reflect that the Operating Account's balance was \$33,604.61 and the Reserve Account's balance was \$43,750.18 and the Required Reserve's balance was \$16,236.08. Operating expenses exceeded income by \$418.00 in September, while Operating income exceeded expenses by \$2,696.71 year-to-date. Reserve income exceeded expenses by \$197.31 in September and by \$2,841.07 year-to-date [interest earnings].

The 2008 budget was reviewed. Notable were that the management fee remained the same. **A 5% dues increase was levied. Dues for 2008 are \$301/year; there will not be another invoice sent.**

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE 2008 BUDGET AS PRESENTED.

Dues [\$301/year] and mailbox fees [\$25/year] are due January 1, 2008.

ON-SITE CONSIDERATIONS

Parking continues to be an issue. The membership present asked the Board of Directors to place on the Town of Silverthorne's agenda *The Enforcement of town codes including the 72 Hour Parking Requirement*.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO AUTHORIZE THE BOARD OF DIRECTORS TO DRAFT A RESOLUTION THAT THE TOWN CODES AS WELL AS THE 72 HOURS PARKING REGULATION BE ENFORCED AND NOTE THAT THE BOARD REPRESENTS THE HOA IN THE ENDEAVOR.

It was noted that there is reason to lock the mailbox building, as there were two cases of vandalism of the structure this year. The HOA requests that citizens report unusual activity at the mailbox building.

A dumpster enclosure was approved as a prototype on N Chipmunk Circle. There have been issues surrounding the enclosure as the contractor walked away from the project prior to finishing it, and the associated costs were not paid. A Board member with two or so owners finished the project. The Board is researching the appropriate action.

Report was made that furniture is being left at the dumpsters; owners are urged to aid in monitoring the areas and alert the Board if "dumping" is observed.

ELECTION OF DIRECTORS

Due to time constraints, Jim Anderson resigned from the Board of Directors as of the Annual Meeting. Betty Stielow, alternate, stated that she was unable to stand for re-election.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO ELECT DAVID HULA TO THE BOARD OF DIRECTORS. DAVID MARONY AND BOB BROCKO WERE ELECTED AS ALTERNATES.

OTHER MATTERS

Landscaping

The Landscaping plan contains a push for eradicating noxious weeds. Open Space areas have been sprayed several times; false chamomile has diminished; however, there is still an on-going battle with thistle. The following was noted:

- The intent is to populate the Open Space area with native, grass meadow plants. It will be necessary to eradicate the taller grasses.
- This year, \$4,000 was spent for weed spraying.
- Consideration is being given to planting more trees; however, irrigation remains an issue.
- Two mutt mitt stations are to be added to the Open Space along Willowbrook Road.
- Footprints are being developed to improve the parking/dumpster areas.
- Consideration is being given to marking Open Space areas in order to protect private property owners from trespassing.
- Owners were asked for input on developing/encouraging walking trails. Ideas are being solicited and may be submitted to WPM to send to the Board.

Appreciation was expressed to Chad Guinn for his work on the landscaping plan.

It was noted that the neighborhood is looking better.

Other

The 2008 Annual Meeting was scheduled for November 8 at 9:00 A.M.

ADJOURNMENT

The meeting adjourned at 11:10 P.M.

Willowbrook Meadows BOARD OF DIRECTORS MEETING November 3, 2007

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

The following officers were determined:

President	Don Hobrock
Vice President	Bonnie Brown
Sec/Treas	Lanelle Barnett
At Large	Chad Guinn
At Large	Dave Hula

'08
'08
'09
'09
'10

2008 Meeting Dates

January 22, 2008	6:30 PM
March 25, 2008	6:30 PM
May 27, 2008	6:30 PM
July 22, 2008	6:30 PM
September 23, 2008	6:30 PM