

# **WILLOWBROOK**

## **BOARD OF DIRECTORS MEETING**

**March 25, 2008**

A regularly scheduled meeting of the Willowbrook Board of Directors convened Tuesday, March 25<sup>th</sup>, 2008, at the Wilderdest Commercial Center. Directors present were Don Hobrock, Bonnie Brown, Chad Guinn and Bob Brocko. Present from Wilderdest "WPM" was Audrey Taylor, HOA Liaison; also present was police chief, Mark Hanschmidt. The meeting was called to order at 6:30 P.M.

### **APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE JANUARY 22, 2008, MEETING WERE APPROVED AS WRITTEN.**

### **TOWN OF SILVERTHORNE**

Police Chief, Mark Hanschmidt, attended the meeting to discuss Willowbrook parking problems. All were encouraged to contact the police for code enforcement – 970 262 7320 – particularly if a dumpster can't be emptied due to being blocked by a vehicle.

It was suggested that the HOA revamp the parking lots/dumpster enclosure orientations.

Question was raised as to the police schedule for rotation through Willowbrook. Answer was while there is no set schedule, 4 to 5 routes through Willowbrook are typically recorded within a 24-hour period.

There was no further report on the issue with the dumpster enclosure contractor.

### **FINANCIALS**

The February financials reflected that the Operating Account's balance was \$52,080.67; the Reserve Account's balance was \$46,270.91; and the Required Reserve Account's balance was \$16,236.08. Year-to-date, Operating expenses exceeded income by \$19,499.06; year-to-date activity in the Reserve Accounts has been interest-only additions.

After discussion,

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED THAT WILDERNEST AS A PRIVATE PARTY WILL SET ITS OWN TRANSFER FEES WITHIN THE BOUNDS OF MARKET VALUE.**

It was noted:

- Due to the high cost of trucking snow, the Reserve may be significantly decreased this year.
- Wilderdest's transfer fee is \$150/transaction.

- Within the discussions of cost cutting, trash was noted as somewhat of a discretionary expense, i.e., the current company charges more than the previous company. The Board will continue to monitor this account.

Adding a contributed capital assessment upon every sale was discussed as a way to contribute to Willowbrook reserves.

## **OTHER MATTERS**

### **Resignation**

Don Hobrock resigned from the Board of Directors. He is moving to another subdivision.

Appreciation was expressed for the service Don provided the homeowners' association.

Bonnie Brown will assume the office of president of the Board of Directors. Bob Brocko was appointed to the Board; he was a board alternate.

### **Loose Ends**

The Board will verify the Town's position on snow easements.

The Board will focus on Architectural Approval forms, solidify violation procedures and review the New Owner Packet.

The remainder of the meeting was spent discussing transition items.

## **ADJOURNMENT**

The meeting adjourned at 8:35 P.M. The next Board meeting was scheduled for May 27, 2008, at 1:00 PM in the Wilderest Commercial Center.