

**WILLOWBROOK
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
March 27, 2007**

The regularly scheduled meeting of the Willowbrook Board of Directors was held Tuesday, March 27, 2007, at the Wildernest Commercial Center. Directors present were Don Hobrock, Bonnie Brown Lanelle Barnet, Jim Anderson, Chad Guinn and Betty Stielow. Present from Wildernest [WPM] was Audrey Taylor, HOA Liaison. Also present was the chairman of the Dumpster Committee, Mike Bohlender. The meeting was called to order at 1:00 P.M.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO APPROVE THE MINUTES OF THE JANUARY 23, 2007, MEETING AS WRITTEN.

CONSIDERATIONS

Dumpsters

It was reported that issues with overflowing and contractors disposing of their construction materials in the residential containers continue. Additionally, dumpsters are not being emptied due to cars, though parked in designated spaces, creating too tight of conditions for the truck driver to be willing to risk hitting the vehicle to empty the dumpster. In some instances, the driver chose not to empty the dumpster even though the required 40' of clearance was available.

There seems to be somewhat of a standoff between the trash removal company and the neighborhood. A bid from Timberline Trash Removal was requested. The bid was approximately \$300/month greater, but, unlike Waste Management, did not allow surcharges for fuel, etc.

The Board expressed the irritation with the lack of cooperation from Waste Management servicing the dumpsters.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO SWITCH TO TIMBERLINE TRASH REMOVAL COMPANY AS OF MAY 1, 2007, IN AN EFFORT TO IMPROVE SERVICE.

Dumpster Enclosures

The Trash Committee indicated that the most viable suggestion for aesthetic improvement of trash collection areas is to extend the dumpster enclosures.

It was suggested that not all dumpster areas share the same problems or need the same solutions. The Committee's proposal was for the HOA to fund building one enclosure and then survey the neighborhood as to the interest in building more. *determine interest in bldg more*

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED WITH TWO OPPOSED, IT WAS RESOLVED TO BUILD ONE DUMPSTER ENCLOSURE AS A

**PROTOTYPE AT THE MOST PROBLEMATIC LOCATION, 355 N CHIPMUNK CIRCLE,
AT A PRICE NOT-TO-EXCEED \$6,000. A ROOF IS PREFERRED.**

Rules

The proposed rules had their final reading. It was agreed to add the Dumpster Rules to the same document.

Additionally, the following parking resolution was passed:

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
IT WAS RESOLVED: VEHICLES OBSTRUCTING DUMPSTER COLLECTION, DUE TO
NOT BEING PARKED IN DESIGNATED PARKING AREAS, ARE SUBJECT TO
IMMEDIATE TOWING.**

The newly adopted Rules and Regulations will be mailed immediately and be in effect within 3 days of mailing.

Senate Bills 100 and 89

The HOA contracted with Mark Richmond to draft a Policies and Procedures document for Senate Bills 100 and 89. Said document will be mailed to the membership with the Rules and Regulations.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
IT WAS RESOLVED TO ADOPT THE REVISED POLICIES AND PROCEDURES IN
COMPLIANCE WITH COLORADO STATUTES.**

It is noted that a penalty schedule has been adopted with the violation list.

Mailboxes

Don Hobrock is spearheading the effort to add additional boxes to the Willowbrook Mail Hut.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
IT WAS RESOLVED TO FUND THE PURCHASE OF 23 MORE BOXES. THE COST IS
APPROXIMATELY \$840 PLUS SHIPPING AND TAXES. THIS PROJECT WILL BE
FUNDED FROM THE MAILBOX ACCOUNT, NOT DUES.**

FINANCIAL

The February 28, 2007, financials reflected that the Operating Account's balance was \$78,123.89 and the Reserve Account's balance was \$41,037.37. The Required Reserve's balance was \$16,236.08.

Operating expenses exceeded income by \$4,308.33 in February and by \$1,669.29 year-to-date. Reserve expenses exceeded income by \$116.21 in February [mailbox expenses], but income exceeded expenses by \$1,533.79 year-to-date.

ADJOURNMENT

The meeting adjourned at 3:35 P.M.