

WILLOWBROOK HOMEOWNERS ASSOCIATION
Board of Directors Meeting
May 22, 2018

Board members present were Jay Jardim, Bill Ashley, Tim Richards and Mike Molloy. Representing Summit Resort Group was Deb Borel. A quorum was present.

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- I. Call to Order** – The meeting was called to order at 6:30 p.m.
- II. Owners’ Forum** – It was noted that the meeting notice was posted on the website. No owners, other than board members, were present.
- III. Approve Minutes from previous Board Meeting** – The Board reviewed the minutes from the March 27, 2018 Board meeting. **Mike moved to approve the minutes as presented. Bill seconded and the motion carried.**

IV. Financial Review

Deb reviewed the April 30, 2018 close financials as follows:

- ❑ April 2018 close reports that the HOA had \$84,845.37 in Operating, \$33,407.49 in Reserves, \$6,812.46 in the mailbox account, and \$50,000 in the Citywide CD, which expires on August 28, 2018. SRG will shop rates again when the expiration date approaches.
- ❑ April 2018 P & L reports that Willowbrook closed \$10,440.96 under budget in operating expenses. It was noted that snow removal costs are \$11,000 under budget.
- ❑ A/R – the Board reviewed the accounts receivable.

The board approved the year to date financials as presented.

V. Managing Agents Report- SRG reported on the following:

- ❑ Complete Items
 - The lock on mailbox building has been repaired. If it stops working again, a commercial grade lock will be installed.
- ❑ Pending Items
 - The repair of the parcel box from where a vehicle hit it is pending.
 - The spring drive through will take place in May or June, weather dependent.
- ❑ Report Items
 - Angel has been asked to work on cleaning out landscaping beds along Willowbrook Road when weather permits.
 - The Town of Silverthorne will present at the Board meeting in July to discuss the Smith Ranch Project.

VI. Board Actions via Email

There have been no actions via email since the last Board meeting.

VII. Old Business

- A. Tree Spraying in Common Areas – Mike made a motion to hire Ascent Tree Services to treat the trees in the common areas of the neighborhood. Jay seconded and the motion carried. SRG will obtain a bid from Ascent for weed spraying for 2019.

VIII. New Business

- A. Rules Regarding Shed Roofs – The Board discussed changing the rules to prohibit shed roofs. They agreed that this will be left up to the ARC’s discretion to approve or deny on a case-by-case basis. Roofing on all shed roofs must be compliant with current approved roofing materials. No tarps or unapproved materials will be used for shed roof construction. Nothing may be stored under the shed roof except for items that are approved for outside storage.
- B. Temporary Structures in Common Areas – This will be discussed at the annual meeting. Owners will be reminded that they are not permitted to plant trees in common areas.
- C. Timberline will be asked to place steel doors on all dumpster enclosures. The one at Upper Bighorn is one that still has plastic doors.

IX. Next Meeting Date

The next Board meeting is scheduled for Tuesday, July 24, 2018 at 6:30 pm.

X. Adjournment

With no further business, at 7:09 pm, Tim made a motion to adjourn. Jay seconded and the motion carried.

Board Signature

Date