

WILLOWBROOK HOMEOWNERS ASSOCIATION
Board of Directors Meeting
July 24, 2018

Board members present were Jay Jardim, Tim Richards, Rob Kingsbury and Mike Molloy. Representing Summit Resort Group were Deb Borel and Kevin Lovett. A quorum was present.

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I. Call to Order – The meeting was called to order at 6:30 p.m.

II. Smith Ranch Presentation – Elena Scott, representing the Smith Ranch Sport Committee, discussed trails in Summit County as well as the desire of the town to join Smith Ranch to Willowbrook Meadows with a bridge over the wetlands and a soft trail into Willowbrook. Adams Street is currently under construction, connecting Silverthorne to the Smith Ranch project. She stated that the Smith Ranch project will take approximately 5 years to complete. After her presentation, she asked for owner comments or questions. An owner asked what the construction of the bridge over the wetlands would be, and Elena stated that there are specific requirements for bridges that cross wetlands. Another owner asked if location of foot path could be relocated. She stated that this is the proposed location based on the accessibility and less wetlands to cross. Trent Park will also be upgraded as a part of this project, since this will be the regional park for the neighborhoods. An owner asked if Smith Ranch could build their own park, and not expand Trent Park, and they were told that this was not in the plans. They project 200 units total in the project, plus commercial. The last topic discussed was daycare. There may be a plan to provide a daycare facility as part of the project. The town is still considering that as an option.

III. Owners' Forum – It was noted that the meeting notice was posted on the website. The following owners were present.

- Robert Hughes
- Nance Lindblade
- Don Hanson
- Suzanne Reed
- Pat Taylor
- Neil Loughran
- Phil Wilson
- Larry and Julie Opicka
- Cathy Schweitzer
- Mike Bohlender
- Mary Castle
- Sheila Groneman
- Doug Castle
- Nancy White

The following representatives from the Town of Silverthorne were present.

- Jewell Anderson – Sport Committee
- Lina Lesmes – Town of Silverthorne
- Elena Scott
- Blake Shutler

IV. Approve Minutes from previous Board Meeting – The Board reviewed the minutes from the May 22, 2018 Board meeting. **Tim moved to approve the minutes as presented. Mike seconded and the motion carried.**

V. Financial Review

Deb reviewed the May 31, 2018 close financials as follows:

- May 2018 close reports that the HOA had \$78,106.52 in Operating, \$33,412.04 in Reserves, \$6,704.44 in the mailbox account, and \$50,000 in the Citywide CD.
- May 2018 P & L reports that Willowbrook closed \$12,679.73 under budget in operating expenses.
- A/R – the Board reviewed the accounts receivable. There is one owner who has not paid their 2018 dues.

The board approved the year to date financials as presented.

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

- Complete Items
 - Drive through the neighborhood is complete. All owners have been notified of compliance issues. It was noted that every year, the compliance violations lessen.
- Pending Items
 - The repair of the parcel box from where a vehicle hit it is pending.

VII. Board Actions via Email

Jay made a motion to approve the following action that was made via email since the last board meeting:

- 7/1/18 – continue with Timberline Disposal for one year

Rob seconded and the motion carried.

VIII. Old Business

There was no Old Business to discuss.

IX. New Business

- A. Mailbox Requirements – USPS is starting to enforce its rule that if the HOA has mailboxes, they must accommodate all owners that want to use a box. There are currently 8 on the waiting list for a Willowbrook mailbox. The board reviewed a bid to install an additional 16 mailboxes. Tim made a motion to approve the bid to add one cluster of 16 mailboxes and two parcel boxes, replacing two clusters (totaling 4) of parcel boxes. Jay seconded and the motion carried.
- B. An owner has been fined for having a tenant who continues to store items outside his home. The tenant is scheduled to move out on Thursday, July 26, 2018.

C. Rob apologized for missing meetings. He will attend via telephone at the September meeting.

X. Next Meeting Date

The next Board meeting is scheduled for Tuesday, September 25, 2018 at 6:30 pm.

XI. Adjournment

With no further business, at 7:28 pm, Mike made a motion to adjourn. Tim seconded and the motion carried.

Board Signature

Date