

**WILLOWBROOK HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**March 23, 2010**

Board members present were Bonnie Brown, Jim Anderson, Bob Smith, David Hula and Mike Schneider.

Representing Summit Resort Group were Kevin Lovett, Deb Borel and Peter Schutz.

\* \* \* \* \*

- I. Call to Order**-Bonnie Brown called the meeting to order at 6:30 p.m.
  
- II. Owners' Forum** – It was noted that the meeting notice and agenda were posted on the website. Homeowner, Mark Watson, was present to discuss trees on Badger Court. Mark provided pictures and video of the damages of his sewer lines from the roots of the trees as well as pictures of his automobile damage from sap from the trees. He asked the board to consider removing the trees and have them poisoned at the root system.
  
- III. Approve Minutes from previous Board Meetings**– Minutes from the January 26, 2010 Board meeting were reviewed. Bob Smith moved to approve. Dave Hula seconded and the motion passed.
  
- IV. Board of Directors**  
Chad Guinn resigned from the board. A replacement for the alternate position is necessary. Several homeowners were recommended for this replacement by board members. Jim Anderson and Mike Schneider will follow up with the people that they recommended, and get back to the board with the response via e-mail.
  
- V. Financial Review**  
Kevin Lovett of SRG reported on year-to-date financials as follows:  
Financial Report as of February 28, 2010 close  
February 28, 2010 close financials report that we have:
  - \$18,144.05 in the Alpine Bank 2 Yr Reserve fund
  - \$81,951.23 in the Checking Acct
  - \$48,582.63 in the Reserve Fund
  - \$8,534.15 in the Mail Box fund  
February 28, 2010 Profit and Loss statement reports \$16,028.49 of actual expenditures vs. \$22,057.98 of budgeted expenditures (\$6,029.49 under budget YTD)  
Main areas of underage are:
  - 665 Trash Removal \$2,649
  - 666 Snow Removal \$3,960

Tax Return has been filed-no monies owed.

A/ R report

There is still one outstanding 2009 dues of \$326.00 as the home is in foreclosure.  
There are several outstanding 2010 dues, but not unusual for this time of year.

## **VI. Managing Agents Report**

Kevin Lovett gave the following report:

Complete Item-Show haul off \$5,40 was actual cost; \$13,500 budgeted for year.

## **VII. Old Business**

### **A. Rule Violations Update**

All items on the violation spreadsheet have been resolved to date.

### **B. Landscape Plans-previous discussions/ideas**

#### **Entry Median**

- Chad Guinn submitted plan for entry area. Bids received per plan and RFP broken down into three sections are as follows:
  - Part 1-Irrigation (all bids assume that irrigation works from box to median.
  - Part 2-Improvements
  - Part 3-Maintenance
- All three bids that were received were very close in price. Mike Schneider made a motion to hire Neils Lunceford to perform the landscaping duties. Jim Anderson seconded and the motion carried.
- Weeds-
  - Gentry reports that noxious weeds are on a maintenance schedule now for removal. The weeds are at 10-20% of what they used to be. Projected price for 2010 noxious weed removal will not increase from last year (\$2,800).
  - The price to remove dandelions will increase by \$500 to \$1,200 for 2010.
  - Gentry and Chad Guinn have discussed the selective removal of the long grasses and report several options for removal. At May BOD meeting, locations of long grass removal will be decided. SRG will get a proposal from Gentry for removal of long grasses and e-mail to the board.

At the May BOD meeting, the board will discuss the areas that need to be mowed.

### **C. Badger Court Trees**

Willowbrook does not own the 11 trees on Badger Court. The area in question was designated to the Town of Silverthorne when Willowbrook was being developed. As a courtesy to Town of Silverthorne, Willowbrook will have these trees removed. Willowbrook will assume no further responsibility regarding the area in question. Mike Schneider made a motion to remove all of these trees, cut notches into the stumps and apply a root killer into the tree stumps. Dave Hula seconded and the motion carried. SRG will obtain 3 bids to do this job and e-mail results to board.

### **D. Dumpster Enclosures**

Two dumpster enclosures will be replaced this summer-Big Horn and Rabbit Court. Board discussed re-locating Big Horn dumpster. Kevin will meet with Bob Smith and Jim Anderson to produce an RFP for constructing the dumpsters. Bill Marvin will be asked to draw up plans to submit to the building department at the Town of Silverthorne/Summit County Building Department. Bob Smith will look at the newest dumpster enclosure and advise if the two additional enclosures can have a lower profile.

**VIII. New Business**

Spring Letter to Owners-Board reviewed and edited the Spring letter to the homeowners. It will be mailed to homeowners on May 1. For those who have e-mail address on file, they will receive the letter via e-mail.

**IIIX. Next Meeting Date**

The next Board of Directors meeting will be held on Tuesday, May 10, 2010, at 6:30 p.m. at the office of Summit Resort Group.

**IX. Adjournment**

At 8:30 p.m. Jim Anderson made a motion to adjourn. The motion was seconded by Mike Schneider and the motion passed.