

**WILLOWBROOK HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**March 26, 2024**

Board members present via Zoom were J Jardim, Tim Richards, Mike Molloy and Rob Kingsbury. 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 5:57 p.m.
- II. Owners’ Forum** – **It was noted that the meeting notice was posted on the website. No Owner’s, other than Board members, were present.**
- III. Approve Minutes from previous Board Meetings** – The Board reviewed the minutes from the January 23, 2024 and February 9, 2024 Board meetings. **Mike moved to approve the minutes as presented. Tim seconded, and the motion carried.**
- IV. Financial Review**  
Deb reviewed the December 31, 2023 fiscal year close financials and January 2024 close as follows:
- ❑ December 2023 close reports that the HOA had \$41,083.487 in Operating, \$69,714.65 in liquid Reserves, \$10,180.70 in the mailbox account, and \$77,788.19 in the Edward Jones money market.
  - ❑ The HOA closed the 2023 fiscal year with an operating deficit of \$9,939.86.
  - ❑ The board discussed the areas of variance.
  - ❑ A blank invoice is on the website for owners to be directed to in case they did not receive their dues statement. The invoice gives an option to check if they have a mailbox or not and adjust their payments accordingly.
  - ❑ January 31, 2024 close financials report that Willowbrook has \$64,372.58 in Operating, \$69,889.91 in liquid reserves and \$78,156.96 in an Edward Jones CD. In the Alpine Mailbox account, there is a balance of \$14,169.13.
  - ❑ The P & L reports that as of January 2024 close, the association was \$4,069.54 under budget in Operating expenses.

**The board approved the year-to-date financials as presented.**

- V. Board Actions via Email**  
**Tim made a motion to approve the following actions that have taken place via email since the last board meeting.**
- A. 02/20/2024 – Agreement not to respond to lawsuit from Owner
  - B. 03/25/2024 – Agreement to move forward with lawsuit without taking action.
  - C. 03/25/2024 – Agreement to move forward with unopposed motion for possession
- Mike seconded, and the motion carried.**

**VI. Old Business**

- A. Snow Removal Agreement with Town of Silverthorne Update – A report from attorney, Maris Davies, reports that the “just compensation” being paid to the Association due to the condemnation is \$5,000 and snow removal will take place in perpetuity through the amendment of the original 1972 annexation agreement. Deb will obtain an update from the insurance council to what is taking place on his end.
- B. FireWise – this will be tabled until the next meeting or a meeting following. It will also be discussed at the annual meeting. Steve Lipsher will take the lead on the program.

**VII. New Business**

- A. 2023 Taxes – The board reviewed the 2024 tax returns. **Mike made a motion to approve with SRG signing on behalf of the HOA. Tim seconded, and the motion carried.**
- B. Landscaping – After review of the contract, **Mike moved to approve with prepayment in order to save 5%. Tim seconded, and the motion carried.**
- C. Weed and Tree Spraying – **Mike made a motion to approve the 2024 weed and tree spraying contract as presented. J seconded, and the motion carried.**

**VIII. Next Meeting Date**

The next Board meeting is scheduled for Tuesday, May 28, 2024 at 5:00 pm.

**IX. Adjournment**

**With no further business, at 8:11 pm, Mike made a motion to adjourn. J seconded, and the motion carried.**

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Board Signature

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Date