

**WILLOWBROOK HOMEOWNER ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**November 6, 2025**

**I. CALL TO ORDER**

The meeting was called to order at 6:56 p.m. via videoconference.

**II. PROOF OF NOTICE/INTRODUCTIONS/QUORUM**

Board members participating were:

J Jardim, President, 374 WC

Timothy Richards, Vice President, 579 BH

Rob Kingsbury, Secretary/Treasurer, 443 MC

Mike Molloy, Director, 363 CC

William Ashley, Director, 212FC

Owner Jim Anderson was a guest at the meeting.

Representing Summit Resort Group (SRG) was Deb Borel. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**III. ELECTION OF OFFICERS**

The Board agreed to retain the same Officers.

**IV. CONFLICT OF INTEREST**

All Board members have submitted the Conflict of Interest acknowledgement.

**V. OTHER BUSINESS**

*A. Owner Violation*

Deb Borel received approval from Mike Molloy and Rob Kingsbury for the draft letter and requested remaining confirmations from the other Directors. A \$250 fine was posted to the owner's account today and an invoice was sent. The decision letter will follow once Board approval is finalized. Jim Anderson was thanked for his service on the committee.

**Action Item:** All Board members will reply to the email from Deb Borel to approve the letter.

*B. Short-Term Rentals*

Mike Molloy suggested including a brief clarification in the next newsletter that short-term-rental regulation is under the jurisdiction of the Town of Silverthorne, not the HOA. Deb Borel said this would be reflected in the Annual Meeting minutes.

**VI. SET NEXT MEETING DATE**

The next Board Meeting was scheduled for January 27, 2026 at 6:00 pm via Zoom.

**VII. ADJOURNMENT**

The meeting was adjourned at 7:13 p.m.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature