

**WILLOWBROOK HOMEOWNER ASSOCIATION
ANNUAL MEETING
November 5, 2022**

I. CALL TO ORDER

The meeting was called to order at by Jay Jardim 9:00 a.m. via videoconference.

II. PROOF OF NOTICE/INTRODUCTIONS/QUORUM

Notice of the meeting was sent on October 5, 2022.

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, 212 FC

Owners participating were:

Melanie Howard & Troy Foster, 113 BC	Jared Napoleon, 412 BH
Barbara Weiss, 445 BH	Tina Kuo, 447 BH
Dave Hula, 487 BH	Sarah Grant, 493 BH
Tessa Prince & David Holzman, 539 BH	Patrick O'Brien, 563 BH
Judith Maloney, 568 BH	Betty Stielow, 574 BH
Tim Richards, 579 BH	Mary Kraatz, 205 FC
Ann & Ray Steinbarger, 242/243 CC	Breana Nehls, 207 FC
Mary Kay Rachwalski, 209 FC	Matthew Wade, 210 FC
Howard Hallman, 211/213 FC	Michael Rosen, 431 MC
Michael Chebatoris, 441 MC	Kurt & Jen Grimm, 461 MC
Dave Wandel & Cindy Ebbert, 468 MC	Steve Hockett, 545 MC
Michel & David Ferrier, 547 MC	Carolyn Fraser, 329 CC
Mike Bohlender, 333 CC	Bob Hughes, 345 CC
Kevin Brown, 347 CC	Tomas Munoz, 351 CC
Linda Peskac, 361 CC	Jim & Amy Anderson, 1625 CL
Don Hanson, 220 RC	Laura Pelgorsch, 231 RC
David Eberhart, 1566 BL	Dave Taenzer, 370 CD
Rita Pirkl, 382 CD	Nicole & Brandon Lantz, 393 CD
Nancy Lindblade, 489 CD	Zach Ostrander, 532 CD
Linda Coleman, 573 CD	Rachel Zerowin, 592 CD
Maryann Gaug, 596 CD	Rick Bell, 599 CD
Shelly Hunert & Parker Slater, 138 WC	Markus Winter, 137 WC

Mark Leidal from Town of Silverthorne was a guest at the meeting.

Representing Summit Resort Group (SRG) was Deb Borel. Erika Krainz of Summit Management Resources was recording secretary.

With properties represented in person or by proxy, a quorum was confirmed.

III. TRENT PARK EXPANSION/ADAMS AVENUE EXTENSION

Mark Leidal said the 214 work force housing units at Smith Ranch are nearing completion. Future development will include 135 additional apartment units. A neighborhood grocery store is planned. A childcare facility is under construction. Trent Park expansion is planned for next year to include additional parking, restrooms, a shelter, a hard surface pump track, a bouldering wall, a basketball court and an open lawn. The Town has applied for \$1.5 million of funding for the \$2.5 million total investment. There will be overflow parking for the trailhead. They are looking at an Adams Avenue connection to Willowbrook Road. They negotiated with Xcel to acquire the right of way by Western Slope Gas Company and need to acquire a .25 acre right of way from the Willowbrook Association.

Mark Leidal responded to owner questions and comments about the following:

1. Xcel Easement – The easement has not yet been finalized. The property was appraised and a price of \$4.50/sq.ft. was established (approximately \$50,000 - \$60,000 total).
2. Bus Stop – The bus stop would be relocated to the north side of Willowbrook Road by the ballfield.
3. Wetlands Trail – The trail already exists behind the properties in Smith Ranch. It is on the south side of the creek.
4. Wetlands Damage Mitigation – The Trent Park expansion will not impact the wetlands. The Army Corps of Engineers will be assisting with any impact from the road and wetlands will be replaced in an adjacent location.
5. Basketball Courts and Parking – The park will be open from dawn to dusk and will not be lit. The basketball court may be moved east, away from the homes. The parking lot usage is being monitored and it is believed there will be adequate parking.
6. Mailboxes – Since the new bus route will eliminate the need for the bus to turn around, it should be possible to expand the mailboxes in the current bus turnaround.
7. Snow Storage – There will continue to be snow storage at the end of Badger Court and the large multipurpose lawn area will be another snow storage area.
8. Timeline – The Trent Park expansion is budgeted next year. The Adams Avenue extension is planned to start in 2023 and to be completed in 2024.
9. Highway 9 Crossing – There will be a red light by the Kum and Go. An elevated pedestrian bridge over the highway is being considered for north of Willowbrook, but it will be expensive and is a long term plan.
10. Bike Path – There was a suggestion to build a bike path as an alternative to the road. This was considered but an off highway vehicular connection is needed.
11. Commercial – The goal is to bring in a grocery store. There is a potential for a 30,000 sq.ft. space but the name of the provider and timeframe have not yet been established.
12. Project Phasing – Trent Park and the traffic light will occur regardless of the Adams Avenue connection.
13. Funding – The park and road will be paid for from capital improvement funds. The Town is actively pursuing grant funding for the park.

14. Owner Approval – The road project will require approval by at least 67% of the membership. The Town will host an open house. The Town attorney will send a letter of explanation and a ballot. The Town would like to acquire the property by the spring.

IV. APPROVE PREVIOUS MEETING MINUTES

Motion: J Jardim moved to approve the minutes of the November 6, 2021 Annual Meeting as presented. Dave Hula seconded, and the motion carried.

V. PRESIDENT’S REPORT

J Jardim believes the Town is going to build the road whether or not it is approved by the Willowbrook. If it is not approved, The Town may pursue eminent domain. The Association can negotiate for other improvements, such as the mailboxes or berms.

The garbage contract was switched from Waste Management to Timberline. Owners are reminded to be vigilant about keeping the dumpsters locked to deter access by bears.

VI. FINANCIALS

A. Year-to-Date as of September 30, 2022

As of September 30, 2022, the Association had \$45,468 in Operating, \$91,790 in Reserves, \$6,265 in the mailbox account and \$51,680 in the Edward Jones money market account. The Association was operating \$5,557 favorable to budget. Significant variances to budget included:

1. Management Fee – \$1,491 unfavorable to budget due to a mid-contract rate increase in March.
2. Insurance – \$1,162 unfavorable to budget.
3. Trash Removal – \$5,121 unfavorable to budget.
4. Snow Removal – \$11,284 favorable to budget.
5. Grounds & Parking – \$3,100 unfavorable to budget.
6. Dumpster Maintenance – \$3,674 favorable to budget.

B. 2023 Budget Approval

The 2023 Budget as drafted included a \$19.80/unit/year increase. There were increases to the Management Fee, Insurance and Trash Removal and reductions to Postage and Miscellaneous.

Motion: Rob Kingsbury moved to approve the 2023 Budget as presented. Michael Molloy seconded, and the motion carried.

VII. OWNER EDUCATION

Deb Borel provided a summary of the responsibilities of owners versus homeowner associations.

VIII. OLD BUSINESS

A. Trent Park Expansion

1. Shelly Hunert asked how the proceeds from the easement would be used. Michael Molloy said owners might be issued a credit.
2. Howard Hallman disagreed that it is given that the Adams Avenue extension will occur. Michael Molloy said the Association cannot afford a large legal expense to fight it.
3. Mike Bohlender did not think the appraisal for the Xcel property was valid for Willowbrook. He felt the owners of property near the new road should be compensated for the loss in their property value.
4. Markus Winter agreed with Howard Hallman and was in favor of forcing the Town's hand.
5. William Ashley commented that the Town went through the eminent domain process to obtain the land for the bike path along the river. The Adams Avenue extension is part of the Master Plan and he believes the Town would pursue eminent domain.
6. Nicole Lantz agreed with Markus Winter.
7. Rob Kingsbury noted that the Town indicated in the past that they could build the road entirely on Town land but it would have a curve, which is not the preferred layout.
8. Howard Hallman said the Association will receive the same amount of money with or without condemnation. He thought the legal cost to fight it would not exceed \$10,000.
9. Michael Rosen felt someone should be hired to negotiate on the Association's behalf. Deb Borel said the Association has an attorney in Breckenridge but he has not yet been engaged except to confirm the percentage needed for owner approval. Michael Molloy said it is not clear what the appraised value is since the land cannot be developed. The Board would like a permanent easement for the mailboxes because they located are on Town land and some agreement with the Town regarding delineation and maintenance of the berms.
10. Maryann Gaug pointed out that the Town Council has to listen to all Silverthorne citizens, not just the Willowbrook residents.
11. Nancy Lindblade said the Town has been representing access to Trent Park to Smith Ranch residents for a long time. The Town should be recognized for the redesign of the park. She was in favor of determining what the Town is willing to offer before fighting it.
12. Rick Bell said Smith Ranch residents want the park but not necessarily the road due to the traffic. A ballot initiative could be a way to control where the Town spends funds.
13. Zach Ostrander was in favor of the proposal, in particular the connection to Smith Ranch and improved safety with a new stop light.
14. Rachel Zerowin supported the initiative. She liked idea of a sidewalk on North Chipmunk and increased mailboxes.
15. Kevin Brown supported the initiative. The Board should provide a list of desired improvements to the plan, such as moving the basketball court, a sidewalk on Chipmunk and mailboxes. Owners were encouraged to send Deb Borel comments. She will collect and forward them to the Board.

16. Markus Winter reiterated his preference for a bike path. He felt it would encourage pedestrian access to the park instead of driving.

VIII. NEW BUSINESS

A. *Streetlights*

Dave Hula said some streetlights are burned out. Deb Borel said some of them have been shot out because they shine into windows. She asked owners to forward her the light pole numbers so she can send the information to Xcel. Brandon Lantz commented that any new lights should be dark sky compliant.

IX. ELECTION OF DIRECTORS

The term of Rob Kingsbury expired. He indicated his willingness to serve an additional term. The floor was opened for nominations and there were none.

Motion: J Jardim moved to nominate and re-elect Rob Kingsbury to the Board. Tim Richards seconded, and the motion carried.

X. NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, November 4, 2023 at 9:00 a.m. via videoconference.

XI. ADJOURNMENT

Motion: J Jardim moved to adjourn at 10:40 a.m. Nicole Lantz seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature