

**WILLOWBROOK HOMEOWNER ASSOCIATION**  
**ANNUAL MEETING**  
**November 4, 2023**

**I. CALL TO ORDER**

The meeting was called to order at by Jay Jardim 9:02 a.m. via videoconference.

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

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

Board members participating were:

Jay 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:

Myra Mesko, 107 BC	Robert Meiring, 109 BC
Troy Foster, 113 BC	Tina Kuo, 447 BH
Jean Walker, 467 BH	David Evans, 483 BH
Joe Zmugg, 485 BH	Dave Hula, 487 BH
Sarah Grant, 493 BH	Michael Lytle, 538/544 BH
Betty Stielow, 574 BH	Ann & Ray Steinbarger, 242/243 CC
Jean Huggins, 246 CC	Francine & Scott Blackburn, 253 CC
Mary Kraatz, 205 FC	Howard Hallman, 211/213 FC
Nate Phillips, 457 MC	Kurt Grimm, 461 MC
Cindy Ebbert & Dave Wandel, 468 MC	Kim Teot, 525 MC
Steve Hockett, 545 MC	Betty Naftz, 302 CC
Alison & Tony Halland, 311 CC	Chandler Morehardt, 313 CC
Mark Leidel, 1603 CL	Jonathan Sinclair, 1615 CL
Malia Cali, 1624 CL	Jim Anderson, 1625 CL
Brett Confer, 230 RC	Julie Fowles, 232 RC
Amanda Forbes, 1560 BL	Dave Eberhart, 1566 BL
Larry Opicka, 1570 BL	Dave Taenzer, 370 CD
Rita Pirkel, 382 CD	Annie Lim, 384 CD
Nicole & Brandon Lantz, 393 CD	Carolanne Powers, 435 CD
Chris McNally, 437 CD	Ben Way, 440 CD
Elliott Smith, 449 CD	Larry Oakley, 460 CD
Nancy Lindblade, 489 CD	Zach Ostrander, 532 CD
Janet Carter, 555 CD	Tory Hauser, 561 CD
Linda & Donald Coleman, 573 CD	Maryann Gaug, 596 CD
Rick Bell, 599 CD	Nancy Hallett, 136 WC
Markus Winter, 137 WC	Parker Slater, 138 WC
Mike Leidel, 175 W	Mark Leidel, 1590 B

Representing Summit Resort Group (SRG) were Kevin Lovett and Deb Borel. Along with representing the Town of Silverthorne owned properties, Mark Leidal from Town of Silverthorne was a guest at the meeting. 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 reviewed highlights of the changes since last year. The basketball court was moved further east, away from residences. The bus stop and mailbox were enhanced with a pull out on the north side. There will be two hard surface pump tracks, a restroom, picnic pavilion, bouldering, a corn hole game and a walking path around the perimeter. The area will be under construction in 2024. A \$600,000 GoCo grant and a \$1.1 million grant from a land and water conservation fund were received. On the Adams Avenue extension, the parking was flipped to face the park.

Most of the parcels they still need to obtain are from Xcel along with two small pieces from the Smith brothers and Willowbrook. The road was moved further to the east.

Owner questions and comments addressed the following:

1. Howard Hallman had concerns about safety at the entrance to Willowbrook and suggested addition of a traffic light. Mark Leidal said there are sidewalks on both sides of the Adams Avenue extension and it will be possible to drive into town without getting on the highway. CDOT controls the placement of stop lights and plans to add one by the Kum & Go. They are not considering a traffic light at Willowbrook.
2. Maryann Gaug suggested a traffic circle instead of a traffic light.
3. Rick Bell asked about the ratio of hard surface versus green surface in the park. Mark Leidal said the majority will still be vegetated but he did not have the number. Michael Molloy pointed out that right now, most of the area is gravel.
4. Markus Winter asked if there was an Environmental Impact Study (EIS) done for the Adams Avenue extension and questioned the need for an alternate route. Mark Leidal said the Town is working with Army Corp of Engineers on the wetland mitigation. An EIS was not required.
5. Brandon Lantz requested statistics on highway shutdowns.
6. Nate Phillips asked where overflow parking would be directed if the lot fills. Mark Leidal said all trailheads in the County are challenged during the summer and they are working on options.

### **IV. APPROVE MINUTES FROM 2022 ANNUAL MEETING**

**Motion:** Jay Jardim moved to approve the minutes of the November 5, 2022 Annual Meeting as presented. Tim Richards seconded, and the motion carried.

### **V. PRESIDENT'S REPORT**

Jay Jardim reported that the main focus has been on the Trent Park expansion, Adams Avenue extension and snow storage. Previous budgets have included \$15,000 annually to move snow to

the overflow lot, but this area will not be available for storage once the park is built. The cost to haul to an offsite storage area would be \$60,000. There was discussion with the Town and they offered three options: the Town could pay for the Willowbrook land they need to acquire for the Adams Avenue extension, the Town could take over snow hauling at a cost to the Association of \$10,000/year or the Association could give the Town the land and the Town will execute an agreement to take over all snow removal costs in perpetuity. In order to initiate the land swap, there would be a requirement for an owner vote with approval by at least 67% of the members, which is unlikely to occur. The alternative is for the Town to obtain the land through the eminent domain process to avoid the need for a vote. The Association attorney has drafted the agreement regarding the snow removal in perpetuity.

Owner questions and comments addressed the following:

1. Howard Hallman felt that there should be further negotiation with the Town to try to secure a traffic light at the entrance and payment for the land. Michael Molloy said the offer from the Town equates to savings of \$60,000/year for the Association and an immediate \$15,000 budget reduction.
2. Rob Kingsbury said CDOT already has decided to add a light at Kum & Go because it is a four-way intersection. Willowbrook is only three-way and CDOT believes having two traffic lights so close to each other would impede the traffic flow.
3. Nicole Lantz asked if any other neighborhoods are responsible for their snow removal. The response was that the Willowbrook arrangement was part of the annexation paperwork and appears to be unique.

## **VI. FINANCIALS**

### **A. *Year-to-Date as of September 30, 2023***

As of September 30, 2023, the Association had \$41,295 in Operating, \$69,202 in Reserves, \$10,000 in the mailbox account and \$76,477 in a CD. The Association was operating \$3,345 unfavorable to budget. There were overages in Insurance, Trash Removal and Grounds & Parking Maintenance and savings in Dumpster Maintenance and Snow Removal.

### **B. *2024 Budget Approval***

The 2024 Budget as drafted included a 5% annual dues increase. It includes the \$15,000 expense for snow hauling. Insurance and trash removal increase every year.

Since the 2024 Budget was not rejected by at least 51% of the membership, it was deemed ratified.

## **VII. OWNER EDUCATION**

Deb Borel provided information regarding technology and social media safety. Owners should be aware of the potential for identity theft and wire fraud.

## **VIII. OLD BUSINESS**

There was no old business.

## **IX. NEW BUSINESS**

- A. *Discussion of Town Report*  
There was no further discussion of the Town Report.
- B. *Snow Removal 2024/2025*  
This agenda item was addressed earlier during the meeting.
- C. *FireWise – Steve Lipsher*  
This topic will be discussed by the Board at their January Meeting and at next year's Annual Meeting. Deb Borel will include all information she received from Steve Lipsher in the post-meeting mailer.

## **X. OWNER FORUM**

The following topics were discussed:

1. Rick Bell said a neighbor installed bright exterior lights on a timer that activate whenever a car drives past. Rick will let Deb Borel know what the address is, and she will contact the property owner.
2. Brandon Lantz requested a live meeting next year. Deb Borel confirmed that the Board is in favor of meeting in person but there are costs involved.

## **XI. ELECTION OF DIRECTORS**

The terms of Jay Jardim and Bill Ashley have expired. Both have indicated their willingness to serve additional terms. Rob Kingsbury nominated the two candidates and Nicole Lantz seconded the nomination. There were no other nominations from the floor and the two incumbents were re-elected by acclamation.

## **XII. NEXT MEETING DATE**

The next Annual Meeting will be held on Saturday, November 2, 2024 at 9:00 a.m. via videoconference.

## **XIII. ADJOURNMENT**

**Motion:** Jay Jardim moved to adjourn at 10:30 a.m. Nicole Lantz seconded, and the motion carried.

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