

**WILLOW CREEK TOWNHOMES ASSOCIATION  
BOARD OF DIRECTORS SPECIAL MEETING  
WEDNESDAY, JULY 9, 2014 – 8:20 A.M.  
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Present: Greg Carver, Unit 3  
Jill Norris, Unit 5  
Gordon & Angela Reeves, Toad Property Management, Inc.  
Jennifer Bossard, Unit 1  
Amy Brimah, Association's attorney

Greg called the meeting to order at 8:20 a.m. and Angela confirmed notice of the meeting was mailed, emailed and posted at the property on June 10, 2014.

Amy confirmed Unit 2 had been returned to Allan Kroll and Unit 4 was still held by the Bankruptcy Trustee. Amy explained the Court would decide later in the month if Unit 4 was going to be sold. Amy said she would report back to the board at that time.

After discussion it was agreed Amy would review the association governance policies and let the Board know if any changes were required to bring them into compliance with current State Statute.

Amy left the meeting.

Jill made a motion to approve the July 9, 2013, December 17, 2013 and April 29, 2014 minutes. Jennifer seconded the motion and it was unanimously approved.

The following officers were elected by acclamation:

President	Greg Carver
Vice President	Jennifer Bossard
Secretary/Treasurer	Jill Norris

After discussion Gordon said Toad would repair rock on the units and identify any units requiring exterior painting and obtain quotes. Angela said painting contractors appeared to be very busy this year and suggested the work be scheduled for June 2015 if a contractor was not available to complete the work by the end of September.

Angela said Pinnacle Construction had replaced vents and it was agreed next time work was being performed on the roof or exterior painting was underway the vents would be secured in place with glue.

Gordon said they had located the valve box for the irrigation by Unit 1 and adjusted the water pressure. Gordon explained the sprinklers between Units 2 and 3 were not covering a large enough area and would be adjusted.

Greg said the existing trees were doing well and suggested adding additional trees. Gordon said a different mulch had been applied to all the beds and the trees and plants were responding well.

Gordon said he would review the damaged stucco at Unit 1 to check if the damage was cosmetic or if it was deep enough to allow water to penetrate.

It was unanimously agreed board meetings would be held at 8 am on the following dates:

October 15, 2014  
January 14, 2015  
April 15, 2015  
July 8, 2015

Jill made a motion to adjourn. Jennifer seconded the motion and the meeting adjourned at 8:55 a.m.

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Prepared by Angela H. Reeves  
Toad Property Management, Inc., Manager  
of Willow Creek Townhomes Association