

**WILLOW CREEK TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
TUESDAY, JULY 9, 2013 – 8:00 A.M.
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Present: Mike Cowling, Unit 1
Greg Carver, Unit 3
Jill Norris, Unit 5
Angela Reeves, Toad Property Management, Inc.

By Phone: Shirley Crow, Unit 5
Amy Brimah, Association Attorney

Mike Cowling called the meeting to order at 8:00 a.m. and confirmed notice of meeting had been mailed and emailed on June 7, 2013 and three units were represented at the meeting.

Greg Carver made a motion to approve the July 10, 2012 minutes as distributed. Jill Norris seconded the motion and it was unanimously approved.

Angela Reeves said Doug Gorman had prepared the 2012 financial report and filed the tax return for the association. She said 2012 snow removal, landscaping and management were under budget and insurance, legal, trash removal and maintenance were over budget. Angela said weekly trash collection was no longer necessary and it was unanimously agreed the collection frequency would be reduced.

Angela said legal expenses were high for 2013 and there were unpaid attorney bills. Snow removal during 2013 had once again been under budget. After a short discussion Jill made a motion to approve the draft 2014 budget. Greg seconded the motion and it was unanimously approved.

Angela said Jill and Greg had both completed their terms and were willing to continue on the Board. As there were no additional nominations Greg made a motion to elect Jill Norris for a two year term, ending July 2015. Mike seconded the motion and it was unanimously approved. Jill made a motion to elect Greg Carver for a two year term, ending July 2015. Mike seconded the motion and it was unanimously approved.

Amy Brimah said by the end of the year it would be necessary to prepare a new Governance Policy regarding the collection of funds.

The date of the next meeting was set for Tuesday, July 15, 2014 at 8:00 am. The meeting adjourned at 8:15 a.m.

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