

**WILLOW CREEK TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
THURSDAY, DECEMBER 19, 2024 – 4:00 P.M.
318 ELK AVENUE, SUITE 10, CRESTED BUTTE
VIA ZOOM**

Present via Zoom: John Routa, Unit 1
 Allan Kroll, Units 2 and 4
 Greg Carver, Unit 3
 Randy Sackett, Unit 5

Erin Dicke – Toad Property Management

Erin called the meeting to order at 4:04 p.m., confirmed notice of meeting had been mailed on December 9, 2024 and said there was a quorum with all units represented at the meeting.

Randy made a motion to approve the minutes of the September 27, 2023 meeting. Greg seconded the motion and the minutes were approved by a majority with Allan opposing the motion.

The 2025 Budget and 2024 actual versus budget financial report had been circulated prior to the meeting. The 2025 Budget included a \$77 per year, per unit, dues increase and John questioned if that was necessary. Allan said he had some damage to the exterior of his unit and money for repairs was not included in the Budget. Reimbursement of a \$5,000 deductible for an insurance claim was also not included. The frozen pipe insurance claim, due to a boiler failure, was not yet resolved. John asked for evidence that the insurance company had accepted the claim. Allan questioned why Repairs & Maintenance charges were divided into General expenses and Toad expenses.

Allan questioned why exterior painting had been performed on three of the units and all owners had received Association funds towards the cost of the painting. Work needed to be performed within two years.

After discussion it was agreed to reduce the snow removal line item in the 2025 Budget by \$383.60 so dues would remain at the same rate as 2024. Some owners did not support using Reserve Funds to reduce Operating Dues as future repairs would be necessary.

John made a motion to keep annual dues at the same level as 2024 with the snow removal line item in the 2025 Budget reduced by \$383.60 and ratify the 2025 Budget with that change. Greg seconded the motion and it was approved by a majority with Allan opposed.

Erin explained the big November snow storm had caused some issues with snow removal. Allan asked that snow not be pushed against the side of Unit 2. John stressed

the need to have easy access to garage doors and reducing the berm onto Castle. It was requested that snow be put into the gully (not pushed against Unit 2), snow cleared in front of garages to prevent berms building up and removing the berm onto Castle Road caused by Town snow removal. Erin said she would follow up with the snow removal team and encouraged owners to reach out to her with any snow removal concerns.

The next meeting was scheduled for November 19, 2025 at 4:00 p.m. (MT).

Erin said there could be a short Board meeting immediately after the annual meeting. It was generally agreed there was no need to have a board meeting.

At 4:44 p.m. Greg made a motion to adjourn the meeting. John seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Manager
of Willow Creek Townhomes Association

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