

**WILLOW CREEK TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
MONDAY, JULY 15, 2019 – 6:00 P.M.
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Present: Greg Carver, Unit 3
Randy Sackett, Unit 5
Rob Harper - Toad Property Management
Jim Ruthven – Toad Property Management

By Phone: Jennifer Bossard, Unit 1
Allan Kroll, Units 2 and 4

Rob called the meeting to order at 6:05 p.m. and Rob confirmed notice of meeting had been mailed on June 12, 2019 and all five units were represented at the meeting.

Greg made a motion to approve the July 11, 2018 minutes as distributed. Jennifer seconded the motion and the motion carried three yes votes and two no votes.

Greg said he wanted to discuss irrigation, insurance, unpaid special assessments and amending the Covenants. Rob explained Farmers Insurance had given notice that the insurance would not be renewed September 1, 2019 and he had reached out to three agencies for quotes. Allan said the Covenants would permit individual insurance policies if purchased by the Association and the Association reimbursed for those costs. Rob agreed to reach out to the three agencies and ask if they would be willing, under the current Covenants, to provide individual insurance quotes in addition to a group policy quote. Allan volunteered to draft a Covenant Amendment removing the need for the Association to obtain insurance coverage on all units and making the insurance cost an individual responsibility and expense. Allan stressed he would not support spending Association funds on hiring an attorney to review or draft an amendment. It was agreed to gather together the insurance proposals and review at another meeting.

Randy said the lift station and pump appeared to be working well and it was agreed to have the tanks pumped again in the Fall.

Rob explained Mt. Crested Butte Water & Sanitation District would not permit the irrigation system to be turned on and Spring Creek Landscaping would inspect the irrigation system and come up with a plan for irrigation at individual units. Rob said some hand watering was underway on the lawn at the front entrance. Jennifer said the grass between Units 1 and 2 was damaged each year from snow removal and suggested changing that surface. It was agreed to put wood chips on that area as there was not irrigation to maintain new sod and revisit next year.

Jim said as at May 31, 2019 the Association had \$10,100 in the bank. Expenses as at May 31, 2019 were running close to Budget and if there were no large unforeseen expenses in the remainder of the year it would be possible to move the \$5,500 identified

in the 2019 Budget to a Reserve Account. Jim explained the draft 2020 Budget kept dues at the current level and expenses were very similar to the 2019 Budget. Jim explained the entire cost of the repair work to the sewer system was \$34,715 and each unit was assessed a special assessment of \$7,000 to cover that cost. Units 2 and 4 had not paid the special assessment and an attorney had been consulted regarding collection.

Greg made a motion to approve the 2020 Budget as distributed. Randy seconded the motion and the motion carried with three yes votes and two no votes. It was agreed the Budget would be amended if necessary once information regarding insurance renewal was available. Allan stressed legal fees should not be spent by the Association to amend the Covenants as it should be an individual owner expense.

Greg and Randy said they were willing to continue on the Board for additional two year terms and Allan said he was willing to join the Board. Randy nominated Greg to the Board for a two year term. The nomination received three yes votes and two no votes. Greg nominated Randy to the Board for a two year term. The nomination received three yes votes and two no votes. Greg and Randy were elected to the Board for two year terms.

Allan explained he had hired painters to paint his units and if the Association agreed to remove interest and late charges from his units he was willing to pay the painters out of his own pocket and the painting credits applied to the special assessments. Allan was asked to send a short email outlining his proposal and the Board would get back with a final decision.

It was agreed the next meeting would be Monday, July 14, 2020 at 6 pm.

Allan asked to receive advance notice of all Board meeting.

Greg made a motion to adjourn. Jennifer seconded the motion and the meeting adjourned at 7:10 p.m.

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