

MINUTES  
WILLOW CREEK HOME-OWNERS ASSOCIATION  
ANNUAL MEETING  
318 ELK AVE STE. 24, CRESTED BUTTE, CO 81224  
JULY 13 2016 9AM MDT

Present - Greg Carver

Jill Norris (by telephone)

Allen Kroll (by telephone)

Jennifer Bossard (by telephone)

Rob Harper, Toad Property Management

Rob called the meeting to order at 9:02am. Notice of meeting was mailed and posted at the complex on June 8, 2016. A quorum was confirmed. Discussion about the agenda. Jill makes a motion to approve the minutes from the meeting held on July 8 2015. Allen comments on a financial question from last year, still doesn't have the answer, Greg/Rob will contact Angela. Jennifer seconds, 3 ayes, motion passes.

#### **Manager's Report**

Lots of painting was done, trimming of trees. Allen questioned Rob about a specific tree hitting a portion of his house, was that trimmed? Fall is typically the time to trim. Allen says he called Toad last fall and the specific tree was not trimmed and pushed Rob to inspect what he sees and get the tree trimmed. Rob will follow up. Most vents got glued in with a silicone caulk around them, there are a few still to do. The dumpsters are currently done every two weeks. The trash load is very un-predictable, but Rob doesn't suggest moving to a weekly service. Toad will continue to watch, better to have an un-scheduled pick-up cost once in a while. Jill confirms for Allen the Association is responsible for maintaining stucco. Discussion about definition of "maintaining".

#### **Financial Report**

The legal bills were significantly over budget. A complaint was filed last year, questioning the way the election was carried out, the bankruptcy issue, and having the attorney attend meetings are where some of the legal hours arose. Discussion about the attorney's role in past activities. Allen wonders about funding of the reserves, he is concerned monies are not being allocated to the reserves. \$9300 in checking and \$1665 in reserve as of today. Allen bottom-lines his concern – his houses are in a state worse than when they were painted against his wishes. Greg says let's move forward.

#### **Officer's Report**

Greg emphasized the priority to continue work on the list of maintenance items. Rob confirmed Allen's garage was stained the same stain color. The smaller projects (touch-up paint for example) can continue to be pushed out, or, can decide on tackling a bigger project. Greg wants to prioritize the projects with home-owner input and then have Rob evaluate bigger projects (painting of buildings, for example), get estimates, and then report back to the Board, but cautions that painting won't happen quickly because of demand (of painters). Unit 2, north side is in need of some trim repair from falling ice.

### **Budget Report**

A 2016 budget was not ratified. Rob & Greg suggest using the 2016 numbers for 2017, with the exception of legal, all areas are in line. Without the estimate for insurance Allen does not want to approve the 2016 budget.

### **New Business**

Allen wants to eliminate the Association from any exterior obligation and reduce the monthly dues, from \$550/per to around \$300/per reasoning that lower dues would be more appealing to a buyer. Rob gives some comparables of dues for surrounding properties, Willow Creek is in a middle range. Jennifer is for eliminating the insurance portion of the HOA dues, but wants to keep exterior maintenance in the manager's hands. Discussion about paying insurance collectively vs. paying individually, one policy for all five units or, five policies under one payment? Can inquire with Farmers, is there any savings? Farmers can prepare a summary of current policy vs. any suggested policy changes. The Association has to carry liability for the common areas. Allen emphasizes again, he is against any attorney(s) in Board business of any kind. He wants the wood trim of his house(s) painted so he can consider selling. Allen will draft an amendment outlining his idea of the language that should be used with respect to the maintenance and insurance responsibilities for each home-owner. Allen will only share his idea if outside counsel is not involved as he again states his disdain for any legal entity. Discussion about creating an amendment that gives home-owners individual responsibility but also has the ability to be enforced.

### **Election Of Officers**

Jennifer is re-elected to the Board for another 2-year term, expiring in 2018.

### **Next Meeting**

The 2017 Annual Home-Owners Meeting will be held on Wednesday July 12 at 9am. A follow-up Board meeting scheduled for today will be held at a later date with standard notice. Jennifer departed the meeting at 10am.

Greg makes a motion to adjourn the meeting, Jill seconded, all in favor, meeting adjourned at 10:23am.

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Rob Harper, Toad Property Management