

**WILLOW CREEK TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
TUESDAY, JULY 9, 2014 – 8:00 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.

By Phone: Jennifer Bossard, Unit 1
Shirley Crow, Unit 5
Amy Brimah, Association Attorney

Greg called the meeting to order at 8:05 a.m. and Angela confirmed notice of meeting had been mailed, emailed and posted on the property on June 10, 2014 and three units were represented at the meeting. Units 2 and 4 were not represented at the meeting.

Jill made a motion to approve the July 9, 2013 minutes as distributed. Jennifer seconded the motion and it was unanimously approved.

Angela said the association finished 2013 with \$9,237 in the bank. Angela explained all owners were current on dues payments and special assessments. Angela said 2014 legal expenses were exceeding budget and snow removal was under budget despite a big snow year. Angela explained trash removal was significantly under budget due to the service being as needed instead of weekly collections.

Angela said the draft 2015 budget kept dues at the current level and expenses were based on the 2014 budget and 2014 actual figures. Jill made a motion to approve the draft 2015 budget. Jennifer seconded the motion and it was unanimously approved.

Angela explained Jennifer had been appointed as the representative of Unit 1 by other members of 3J's Crested Butte Castle LLC and she had completed the unexpired term vacated by Mike Cowling. Angela explained Jennifer was willing to continue on the Board for a full 2 year term. Jill made a motion to elect Jennifer Bossard for a two year term, ending July 2016. Greg seconded the motion and it was unanimously approved.

The date of the next meeting was set for Wednesday, July 8, 2015 at 9:00 am.

Jill made a motion to adjourn. Jennifer seconded the motion and the meeting adjourned at 8:20 a.m.

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