

**WILLOW CREEK TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
WEDNESDAY, JULY 11, 2018 – 6:00 P.M.
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Present: 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
Greg Carver, Unit 3

Rob called the meeting to order at 6:00 p.m. and Rob confirmed notice of meeting had been mailed, emailed and posted on the property on June 7, 2018 and all five units were represented at the meeting.

Jennifer made a motion to approve the July 12, 2017 minutes as distributed. Greg seconded the motion and the motion carried three yes votes and two no votes.

Rob said in November a major water line repair had been made outside of Unit 5. Rob explained the leak, identified by Mt. Crested Butte Water & Sanitation, occurred on the service line, close to the main line, and the leak had been repaired, back filled and left as the ground was too muddy to compact the area. Rob said Bill Lacy of Lacy Construction agreed digging down a short way and compacting and then adding pavers instead of removing all the soil and compacting would be sufficient. Rob confirmed the leak was under the concrete parking space and in close proximity to the sewer station. Allan questioned why the repair cost was a common expense for the association when the leak occurred in a restricted common area space exclusively for one house. Rob explained the water and sewer system for Willow Creek was for the benefit of all owners and Allan said the sewer lift station was a common benefit but the lateral water line repaired was just for one unit. Greg said in his opinion the water and sewer system was a common expense. Allan questioned why the Association had not been paying all individual unit water and sewer charges as stated in Section 2.2 of the Declaration and owners confirmed they had all been paying their own unit charges to Mt. Crested Butte Water & Sanitation.

Rob explained bids had been obtained to restore the damaged area and the Unit 5 owners had suggested installing bricks on the 600 square foot area. Rob confirmed the bid to install bricks was less than the cost of concrete and said snow removal would continue to be by blower to avoid damage to the bricks. Rob said in addition to the leak Mt. Crested Butte Water & Sanitation required a back flow preventer to be installed on the irrigation system. Rob explained the process had been very frustrating and the Water District had changed their minds several times on what was necessary. After a long discussion it was agreed to continue to review irrigation and landscaping options and obtain a sketch of the existing irrigation pipes to gain a better understanding of potential options.

It was agreed the Board would continue to discuss restoring the area damaged by the water leak with bricks and the installation of the replacement sewer pump. Rob said the Board would need to discuss how to fund the work as the cost of the brick was approximately \$10,000 and additional funds required for the sewer pump including pumping the tank, cleaning the tank and then a plumber installing the pump.

Rob said the financial report had been distributed with the annual meeting documents and the \$15,000 special assessment had already been spent on the water and sewer work. Allan said he had not hired a contractor for the exterior painting of Units 2 and 4 and planned to have the work performed by October. Allan said his contractor had been unable to reach agreement with the insurance for the repair of the inside of the damaged unit and Allan said he would not pay the special assessment due to past actions of the association. Allan said he would take legal association if necessary and could not enter into a payment plan.

Jennifer said she was willing to continue on the Board for an additional two year term and Allan said he was willing to join the Board. Greg, Randy and Jennifer said they voted for Jennifer and Jennifer agreed to continue on the Board for an additional two year term. Rob agreed to notify Allan of future Board meetings.

Randy suggested removing the dumpster and using 50 gallon garbage bear proof cans and Randy offered to move the cans to the curb each collection day. Allan said the dumpster was owned by the association and Rob said he would speak to Waste Management about a potential buyer of the dumpster and costs for the garbage cans and report back to the Board.

Greg made a motion to adjourn. Randy seconded the motion and the meeting adjourned at 7:25 p.m.

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