

**WILLOW CREEK TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
WEDNESDAY, JULY 12, 2017 – 9:00 A.M.
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Present: Allan Kroll, Units 2 and 4
Greg Carver, Unit 3
Randy and Kathy Sackett, Unit 5

Rob Harper - Toad Property Management, Inc.

By Phone: Jennifer Bossard, Unit 1

Greg called the meeting to order at 9:12 a.m. and Rob confirmed notice of meeting had been mailed, emailed and posted on the property on June 2, 2016 and all five units were represented at the meeting.

Greg made a motion to approve the July 13, 2016 minutes as distributed. Jennifer seconded the motion and the motion carried three yes votes and two no votes.

Rob said an arborist, Dario of Tree Tamers, had been hired to trim trees as Allan was not happy with prior tree cutting. Allan said the work was not good and he had been out to cut tree limbs to stop the limbs hitting his units and allow painters to have access. Allan said Tree Tamers should not be used again and suggested a local handyman with a good saw would be able to complete the work and owners could group together to have the work completed. Randy and Kathy asked for some clarification on the areas maintained by the association and the areas for owners to maintain. Rob said Davidson Wildlife Services had sprayed the area and Randy said he had not seen any new damage to trees by porcupines. Allan said there needed to be a buffer zone around the units.

Rob said more work would be performed on the vents in the soffits as the vents installed last year had not been installed well and had fallen out despite glue and silicone being used. It was agreed the vents needed to be replaced as soon as possible.

Allan said rock on his units had been repaired with the incorrect rock. Rob said the stonemason had obtained the closest match as the original product was no longer manufactured. Rob agreed to meet at Unit 4 to review capstones. Kathy said they had an issue at Unit 5 as there was no cover at the curb stop. Rob will check with Mt. CB Water & San to find out who is responsible for repair.

Rob distributed three bids for exterior painting, broken down by unit and Allan distributed the original stain specifications for all units. Rob said \$18,000 of association funds could be used for exterior painting. After a lengthy discussion Greg made a motion to distribute \$3,600 to each unit for exterior painting. Owners could select a contractor of their choice or use Complete Coverage and colors would either match existing colors or

use the colors outlined on the original specifications. Work must be completed by October 2018. Randy seconded the motion, and the motion carried with three yes votes and two abstained.

Units 1, 3 and 5 said they hoped to move ahead with work in 2017 and agreed to meet with Mike Keith of Complete Coverage to discuss materials and scope of work. Allan said he would contact contractors and obtain additional bids for his two units and questioned why money received as part of the lawsuit settlement was not available for exterior painting. Other owners expressed the desire to move forward and not revisit decisions made in the past.

It was agreed Toad would coordinate payment to contractors and special assess for the balance as each unit price was different. Units 1, 3 and 5 asked that Toad coordinate work on their units with any costs for that work to be invoiced directly to the owner.

Rob said he had met with a local stucco repair contractor and the contractor had recommended making some small repairs to a few damaged areas but did not recommend any repair to the cracks as any work would make the areas look worse.

Rob said the Town had been working on a water leak and had turned off the irrigation system. Irrigation had been increased to try to get the grass green again.

Financial Report

Rob said under budget on most items and the Reserve was slowly building up. Rob explained the new Budget closely followed the prior year.

Rob confirmed snow removal in Willow Creek would be with snow blowers or shovels in an attempt to reduce damage to the units.

Greg made a motion to ratify the Budget. Randy seconded the motion and the motion passed with three yes votes and two opposed.

Election

Allan said as an owner of two units he would like to once again be on the Board. Rob explained there were two seats on the Board, one for the term completed by Greg and Jill Norris had resigned from the Board upon the sale of Unit 5. Greg said he was willing to continue on the Board and Randy put his name forward for a two year term. All agreed to waive a secret ballot.

After voting Rob confirmed Greg received three votes in favor of him continuing on the Board and two against. Randy received three votes in favor of him joining the Board and two against. Greg and Randy would join Jennifer on the Board.

The date of the next meeting was set for Wednesday, July 11, 2018 at 6:00 pm.

Greg made a motion to adjourn. Randy seconded the motion and the meeting adjourned at 10:59 a.m.

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

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