

**WILLOWBROOK HOMEOWNER ASSOCIATION
ANNUAL MEETING
NOVEMBER 5, 2011**

I. CALL TO ORDER

The meeting was called to order at 9:08 a.m. in the Silverthorne Town Hall.

Board members present were:

Bob Smith, President, 313 Chipmunk Circle
Bonnie Brown, Director, 375 W. Coyote
Kathi Smith, Alternate, 246 Coyote Drive

Owners present were:

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| Connie Tussel, 488 Marmot Circle | Ray Raczkowski, 242 Coyote Drive |
| Ray Raczkowski, 243 Coyote Drive | Gene and Connie Allen, 257 Coyote Drive |
| Corey Spice, 580 Coyote Drive | Tom Hein, 480 Coyote Drive |
| Eric Wiese, 550 Coyote Drive | William Atkinson, 490 Coyote Drive |
| Sharon Farmer, 103 Badger Ct. | Nancy Hallett, 136 Woodchuck Ct. |
| Bill Marvin, 130 Woodchuck Ct. | Mary Kay Rachwalski, 209 E. Fox Ct. |
| Howard Hallman, 211 E. Fox Ct. | Howard Hallman, 213 E. Fox Ct. |
| Don and Jeanette Hansen, 220 Rabbit Ct. | Betty Stielow, 574 Big Horn Circle |
| Kathryn Bunnelle, 412 Big Horn Circle | Audrey Morris, 515 Big Horn Circle |
| Keith Brown, Maryanne Gaug, 596 W. Coyote | Dan Wood, 357 Chipmunk Circle |
| Geoff and Heather Campbell, 1641 Badger Ln. | |
| Karen Russell, 323 Chipmunk Circle | |

Representing Summit Resort Group were Kevin Lovett, Peter Schutz and Deb Borel.

II. PROOF OF NOTICE/QUORUM

With twenty-five owners represented in person and thirty-six by proxy a quorum was reached.

III. APPROVE PREVIOUS MEETING MINUTES

Bob Smith made a motion to approve the minutes from the November 6, 2010 minutes as presented. Gene Allen seconded and with all in favor, the motion carried.

IV. PRESIDENT'S REPORT

Bob Smith reported on the following:

Thank you:

1. Board of Directors
2. Summit Resort Group

Dumpsters-Two dumpster enclosures have been replaced and two are in the process of replacement, using money from reserves. Owners were reminded to not place items outside dumpsters and to break large things down before placing in dumpster. Also reminded to push things to the back of dumpster when depositing trash, to make for more room. Owner asked if there was a list of

dumpster enclosures in order of installation. There is no current list, but board will do a walkthrough in the spring to assess replacement need. Owners requested that board get bids now for next summer installation of new enclosures. Connie Trussel discouraged dumping trash into dumpster from surrounding businesses and owners. An owner suggested locking each dumpster and each owner would have a key. Board will look into the possibility of this. Owners are encouraged to call SRG if dumpsters are overflowing and an additional pick up will be ordered.

PO Box Building-Per discussion at last year's annual meeting, grid was placed under decks in mail building so mail/keys would be easy to retrieve if dropped.

E-Mail-Homeowners are encouraged to give email address to SRG for communication purposes.

Reminder

1. No parking on snow easements

V. FINANCIAL REPORT

A. Year to Date Review

Financial Report as of September 30, 2011

September 30, 2011 close financials report that Willowbrook has:

- ❑ \$32,506.10 in the Alpine Checking Account
- ❑ \$21,798.15 in the Alpine Reserve Fund
- ❑ \$ 9,551.79 in the Mailbox Fund
- ❑ \$18,897.67 in the Alpine Bank CD

2012 Annual Budget

Increase of dues of 4.3%, or \$15 per unit. Max annual increase that can be assessed is 5%.

Areas of change from 2011-2012 include:

- ❑ 521-Interest Income - \$91.92 Annual Decrease
- ❑ 611-Management Fees-\$900 Annual Increase
- ❑ 621-Insurance - \$83 Annual Increase
- ❑ 666-Snow Removal - \$3209 Annual Increase - Town of Silverthorne responsible for plowing roads, homeowners responsible for snow removal of driveways. HOA is responsible for snow haul-away when there is a surplus on the side of the roads. Discussed pushing more snow into common area, fully utilizing the easement space. Brett Bowles has indicated that space is being maximized at current time. SRG will call Brett to confirm that space is being used efficiently.

Kevin Lovett reminded homeowners that all board meetings were open and encouraged them to attend.

Bonnie Brown made a motion to approve the 2012 budget as presented. Jeanette Hansen seconded and with all in favor, the motion carried.

VI. OLD BUSINESS

- A. Landscaping-Board asked for volunteers to “adopt-a-bed” for landscape maintenance on the beds along Willowbrook Road. The following homeowners volunteered:
- a. Connie Tussel
 - b. Connie Allen
 - c. Kathryn Bunnelle
- Homeowner suggested having an owner work day and picnic in the summer. Board will look into this.

VII. NEW BUSINESS

A. Homeowner informed owners that Town of Silverthorne has changed the parking rules for the town. If interested, TOS can be called for details. If owner is planning on having more than normal cars parked in subdivision, they are encouraged to call TOS and obtain parking permits.

VIII. ELECTION OF DIRECTORS

There are two board positions and two alternate positions up for election. (Jim Anderson’s term has expired as has Bonnie Brown) Jim is willing to continue on the board, but Bonnie would not like to. Gene Allen was nominated and Kathi Smith would like to step up from an alternate to a board position. Secret ballots were tallied and Kathi Smith and Jim Anderson were elected to serve on the board. Gene Allen was asked to serve as an alternate and agreed to accept the position. The second alternate position was not filled.

IX. OWNER FORUM

- Special thanks given to Bonnie Brown for her dedication of service on the board.
- Suggested triplex lot (for sale) for possible snow storage.
- Continue to notice in newsletter about speed in community.
- Thanks to the board from homeowners.
- For wildlife in community, contact the Division of Wildlife.
- Recycling-no space to put recycle bins by dumpsters. Owners that would like to recycle are encouraged to call Timberline for individual pick up.

X. SET NEXT MEETING DATE

The next Annual Meeting was scheduled for November 3, 2012.

XI. ADJOURNMENT

With no further business, Don Hanson made a motion to adjourn at 10:30 am. Ray Raczkowski seconded and with all in favor, the motion carried.

Approved By: _____

Board Member Signature

Date: _____