

WILLOWBROOK HOMEOWNERS ASSOCIATION
Board of Directors Meeting
July 27, 2010

Board members present were Bonnie Brown, Jim Anderson, Bob Smith, David Hula, Mike Schneider, and Julie Fowles.

Representing Summit Resort Group were Kevin Lovett and Deb Borel.

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- I. Call to Order**-Bonnie Brown called the meeting to order at 6:30 p.m.
- II. Owners' Forum** – It was noted that the meeting notice and agenda were posted on the website.
- III. Approve Minutes from previous Board Meetings**– Minutes from the May 25, 2010 Board meeting were reviewed. Jim Anderson moved to approve. Dave Hula seconded and the motion passed.

IV. Financial Review

Financial Report as of June 30, 2010

June 30, 2010 close financials report that we have:

- \$18,298.27 in the Alpine Bank 2 Yr Reserve fund
- \$63,285.52 in the Checking Acct
- \$48,686.43 in the Reserve Fund
- \$8,511.27 in the Mail Box fund

June 30, 2010 Profit and Loss statement reports \$38,151.57 of actual expenditures vs. \$55,002.94 of budgeted expenditures (\$16,851.37 under budget YTD)

Main areas of underage are:

- 665 Trash removal \$4902
- 666 Snow Removal \$8460
- 675 Grounds and Parking Maintenance \$2,566.06 (note, \$2,000 payment to Gentry for weed spraying in July)

A/ R report

Late fees assess on all owners past due. Liens are ready to assess. SRG will make courtesy calls to all homeowners who are passed due. Deb will follow up on status of Bracy foreclosure and past due collection.

Johnny of SRG will weed eat by the mailboxes. Thank you to Jim Anderson for removing dead lodgepole pine at no charge.

VI. Managing Agents Report

Management agreement contract expires in mid-September. Kevin Lovett will e-mail the proposed renewal agreement to board members for review.

VII. Old Business

A. Rule Violations Update

Deb reported that there were outstanding violations. Four additional violations were given to SRG for follow up.

B. Landscape Plans

- Entry Median-
 - There are 2 Aspens in median that appear to be suffering from cytosporus fungus and may possibly die. The board agreed to leave them in place and monitor their condition until next summer.
 - SRG to check with Neils Lunceford to confirm that irrigation is up and running properly. Median seems dry, so will ask Neils Lunceford to increase irrigation frequency.
- Mowing-SRG will arrange to have the tall grasses in the open spaces mowed to 6 inches
- Weeds-Gentry will spray one more time in the next 10 days.
- Irrigation Shut off valve at Marmott
 - SRG will hire plumber to repair shut off valve for irrigation-leak.

C. Dumpster Enclosures

Reviewed dumpster enclosure bids. Bob Smith made a motion to hire Summit Building Solutions to build dumpster enclosures if they reduce their price to \$18,500. Jim Anderson seconded and with all in favor, the motion carried.

VIII. New Business

- Annual meeting date is November 6, 2010. Details will be discussed at next board meeting.
- SRG will prepare the 2011 budget for Board review at the next Board meeting.
- Bonnie Brown will send letters to those homeowners who have outstanding landscaping and flowerbeds.

IX. Next Meeting Date

The next Board of Directors meeting will be held on Tuesday, September 28, 2010, at 6:30 p.m. at the office of Summit Resort Group.

IX. Adjournment

At 7:22 pm, with no further business, Dave Hula made a motion to adjourn. Jim Anderson seconded and the motion carried.