

**WILLOWBROOK HOMEOWNER ASSOCIATION  
ANNUAL MEETING  
NOVEMBER 6, 2010**

**I. CALL TO ORDER**

The meeting was called to order at 9:00 a.m. in the Silverthorne Town Hall.

Board members present were:

Bonnie Brown, President, 375 W. Coyote      Julie Fowles, Alternate, 232 Rabbit Court  
Mike Schneider, Director, 252 Coyote Court  
David Hula, Treasurer, 487 Bighorn

Owners present were:

Randy and Rachel Barrientez, 455 Marmot	Diane Dobrovolny, 466 Marmot
Connie Tussel, 488 Marmot Circle	Dennis Nemura, 559 Marmot Circle
Ann Steinbarger, 242 Coyote Drive	Ann Steinbarger, 243 Coyote Drive
Kathi Smith, 246 Coyote Drive	Linda Giles, 380 Coyote Drive
Nancy Lindblade, 489 Coyote Drive	William Atkinson, 490 Coyote Drive
Chuck Bear, 507 Coyote Drive	Sharon Farmer, 103 Badger 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.
Jeanette Hansen, 220 Rabbit Ct.	Bart Prieve, 222 Rabbit Ct.
Sandra Franzen, 410 Big Horn Circle	Audrey Morris, 515 Big Horn Circle
Linda Giles, 556 Big Horn Circle	Terry Barnes, 591 Coyote Drive
Mark Hanschmidt, 592 W. Coyote Dr.	Keith Brown, Maryanne Gaug, 596 W. Coyote

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

**II. PROOF OF NOTICE/QUORUM**

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

**III. APPROVE PREVIOUS MEETING MINUTES**

Ann Steinbarger made a motion to approve the minutes from the November 7, 2009 minutes as presented. Dennis Nemura seconded and with all in favor, the motion carried.

**IV. PRESIDENT'S REPORT**

**Bonnie Brown reported on the following:**

Thank you:

1. Board of Directors
2. Summit Resort Group
3. All homeowners that are current on dues-only 5 unpaid-3 in foreclosure
4. Homeowners that are keeping up their property
5. ARC Committee

Dumpsters-We will discuss dumpsters more under old business, but will have replaced 4 dumpster enclosures by the end of 2010, using money from reserves. Owners were reminded to not place items outside dumpsters and to break large things down before placing in dumpster.

Trash-Willowbrook continues to reduce costs with once a week pick up except for holidays and May to Labor Day when there are two removals per week.

Tree Removal- Trees on the island on Badger Court were removed due to roots growing into sewer lines and sap dripping onto cars.

Violations-Willowbrook continues to be consistent in enforcement of violations. Homeowners were encouraged to review the rules and the process. Call SRG if you see violations that can be supported by the Rules and Regulations and they will follow up with the proper procedures. No fines have been assessed to date, due to the compliance after a phone call or letter.

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

Reminders

1. No parking on snow easements
2. Pick up after you pets
3. Keep pets on a leash

**V. FINANCIAL REPORT**

A. Year to Date Review

Financial Report as of September 30, 2010 close

September 30, 2010 close financials report that Willowbrook has:

\$38,978.55 in the Alpine Checking Acct  
\$28,339.27 in the Alpine Reserve Fund  
\$ 8,583.14 in the Mailbox Fund  
\$18,417.39 in the Alpine Bank CD (2 yr)

B. 2011 Annual Budget

Proposed increase to dues of 4.5% which is \$15 per unit per year

Areas of change from 2010 to 2011 include:

611 Management Fees - \$606 annual increase  
665 Trash Removal - \$813 annual increase  
675 Grounds Maintenance - \$2,871 annual increase

- ❑ A homeowner questioned the maintenance and grounds increase. Bonnie explained what was paid from this account.
- ❑ Homeowner asked if trees that were removed from Badger Court would be replaced. They will not be replaced.

Bonnie reminded homeowners that all board meetings were open and encouraged them to attend. Dennis Nemura made a motion to approve the 2011 budget as presented. Sandy Franzen seconded and with all in favor, the motion carried.

**VI. OLD BUSINESS**

- A. Landscaping-This year emphasis was placed on Willowbrook Road and the Median. Other areas of focus were weed control, irrigation repair, and mowing of open space after wildflowers were gone. Bonnie thanked those homeowners who do nice landscaping in their yards. It reflects well on the entire neighborhood. Homeowner asked that more landscaping be done around Willowbrook sign on Chipmunk. Board will do that next season.
- B. Dumpster Enclosures-Two new ones were placed this summer and 2 additional ones will be placed before the year-end at lower Marmot and Coyote Court. Homeowners asked about recycle options. Bonnie asked for suggestions on location of recycle totes. Badger Court dumpster enclosure needs entry door to be widened. SRG will cut boards back.

**VII. NEW BUSINESS**

- A. Floor in mailroom is rotting so the board will look into replacing floor, if necessary. Homeowner requested mailbox floor be redesigned so mail and keys cannot fall through. SRG will look into ways to fix the problem.

**VIII. ELECTION OF DIRECTORS**

There are one board position and one alternate position up for election. (Dave Hula's term has expired) Kathi Smith volunteered to be an alternate and alternate Julie Fowles volunteered to step up to a board position. Sandy Franzen made a motion that Julie Fowles be elected to the board of director. Ray Raczkowski seconded and with all in favor, the motion carried. Ray Raczkowski made a motion that Kathi Smith be elected as an alternate board member. Howard Hallman seconded and with all in favor, the motion carried.

**IX. OWNER FORUM**

- Parking-parking in Willowbrook is open parking. No spots may be reserved in any of the open parking areas controlled by the town.
- Business out of homes is allowed and no restrictions in governing documents. Town may have restrictions.
- No rules regarding length of rentals in Willowbrook
- Thanks to the board from homeowners.

**X. SET NEXT MEETING DATE**

The next Annual Meeting was scheduled for November 5, 2011.

**XI. ADJOURNMENT**

With no further business, Keith Brown made a motion to adjourn at 10:45 am. Ray Raczkowski seconded and with all in favor, the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_