

Fall Newsletter  
November 2010

# Willowin-Hunting Hills Home Owners Association

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## Greetings

Fall is well upon us now! We would love to hope that the beautiful weather so far will carry throughout the winter, but just in case, we are prepared for whatever Mother Nature throws at us.

Given the nasty winter we had last year and to enable us to reach you in an emergency, we would like to request once again that you please provide us with updated contacted information to include your phone number(s) and email address.

We are also hopeful to reduce the amount of hardcopy material and postage expenses by communicating frequently via email correspondence.

Please send your contact info to Sallie Hyman at [salliethor@aol.com](mailto:salliethor@aol.com).

This information will be for Board purposes only and will not be distributed to homeowners or other

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## Fall Homeowners Meeting

The annual Homeowners meeting was held on October 20, 2010 at the Philomont Fire House.

Attendance was light this year. We hope that we can find some way to get more homeowners involved in the future and to increase attendance at our annual meeting.

Any suggestions you might have would be greatly appreciated.



## Meeting Attendees



- Brian Biesecker - President
- Sallie Hyman - VicePresident/Secretary
- Chris Renschen - Treasurer
- Kim Kadesch
- Holly Lipski
- Susan Zilke
- Terri Coulter
- Christine Navarrate
- Adrienne Corti

## Meeting Minutes

*Note: If you want a copy of the Annual Meeting Presentation, please email Chris Renschen and she will provide softcopy.*

1) The previous year's activities were discussed:

- ARB requests. It was discussed that the 100 foot property line easement must be respected and any exceptions must be requested to the Board and all affected neighbors.
- Trail Easement Subcommittee
- Budget established for 2011
- Acquired contracts for grass cutting (A Cut Above), snow removal (Jim Maple), and road repairs (Long's Grading) for 2010 and 2011.
- Repaired damaged signs at no cost to the community. Thank you Brian!
- Collected dues. It was requested that the names of unpaid members be sent out prior to the annual meeting so that they will not be nominated for a Board position.
- Increased and added liability insurance
- Filed and paid taxes

2) The budget was discussed. Dues have remained the same for this year even though we had extra snow removal expenses. We saved money in other areas. We were within \$1.00 of our projected budget this year.

3) Covenant violations were discussed and the covenants were reviewed. Homeowners may remove dead or dying trees without ARB approval. It was also discussed that the HOA is responsible for mowing only of the trails, not tree trimming. If a tree is on a homeowner's property, the homeowner must maintain it so it does not impede the trail. The HOA may increase the annual assessment in order to provide full maintenance of the trail or assess individual homeowner if work needs to be done on their trees and they refuse to do so.

4) The trail easement was discussed. Adrienne Corti objected to the term "blocked trail easement", as she states that there is no easement there. She wants it called the "trail easement" discussion. She stated that the drawing of the trail map is just an artist's rendering and not truly representative of the trail system. She refused to speak any more on the subject on the advice of her attorney and stated only that a letter is on its way to Sallie Hyman regarding the subject. Holly Lipski asked why she would not open the trail and Adrienne refused to speak on the subject. Susan Zilke said that Adrienne had come to her house and told Susan if the 2 safety issues of the embankment and the drain were addressed then she would open the trail. She asked Adrienne if that was still true and Adrienne refused to comment on the advice of her counsel.

**Minutes continued...**

5) Tar and Chip surfacing of the gravel roads was discussed. Brian Biesecker spoke with 3 companies and obtained bids. The long term economic savings is the driving force behind considering this investment. Susan Zilke commented that she has seen the tar and chip roads in other communities and they require yearly maintenance that would tend to offset the perceived savings. We will contact other HOAs with current tar and chip roads to see if they are finding improvements in their road conditions as well as budgetary savings.



6) New business discussed:

- Susan Zilke requested "No solicitor" signs be placed at the entrances to the community. This matter will be discussed by the Board



- Susan Zilke commented about the recent hot air balloon landing in the neighborhood and noted that it is illegal to have take offs or landings on your property.



7) Elections: Kim Kadesch was nominated, elected, and accepted a 3 year position on the Board of Directors.

Meeting Adjourned.

**2010 Financials In Review**

- 2010 Outlook expenditures total \$28624 and is favorable to budget
- Cash on hand increased from \$122,628 to \$130,432

Items of significant variance during 2010 were:

- Legal fees were less than budget
- Insurance costs were higher to cover the \$2M umbrella liability policy and the Directors/Officers coverage
- Trail maintenance for cutting and trimming was lower than budget due to new contract with *A Cut Above*
- No budget was spent on signage
- Snow removal was over budget due to Blizzard of 2010

## FY11 BUDGET

<b>Assessments</b>	<b>30,800</b>
<b>General Operating Expenses (36 lots)</b>	
– Postage and Printing	150
– License/State Registration	25
– Bank Service Charges	150
– Accounting & Administrative	800
– Reserve Study	2000
– Insurance	1700
– Legal Fees	2000
– Taxes	200
– Trail Maintenance	3000
– Signage	250
<b>Total General Operating Expenses</b>	<b>10275</b>
<b>Road Expenses (32 lots)</b>	
– Gravel Road Maintenance	8800
– Paved Road Maintenance Accrual	3500
– Paved Road Capital Reserve Accrual	5500
– Snow Removal	5000
<b>Total Road Expenses</b>	<b>22800</b>
<b>Total Annual Operating Expenses</b>	<b>33075</b>

<b>2011 Assessments</b>	
32 Lots @ \$900	28,800
4 Lots @ \$500	2,000
2 Lots @ \$0	0
<b>Total Income</b>	<b>30,800</b>

★ No change from 2010

Have a wonderful fall and a very happy holiday season.

Please feel free to contact one of us if you have any questions or concerns.

**Sallie, Kim and Chris**