

WILDWOOD BOARD OF DIRECTORS' MEETING MINUTES
TUESDAY, JANUARY 16, 2018
6:15 p.m. – 7:15 p.m.

Call to Order

I. John Hasche, President, called the telephonic board meeting to order at 6:17 p.m.

Members Present on call: John Hasche, President, Dennis Schock, Vice President, Kitty Hasche, Secretary, Karen Redden and Erin Welfelt, Members-at-Large constituting a quorum.

II. Current Financials

The financials through 12-31-17 were received this afternoon. John re-sent to the Board for review as some board members had not yet received. The biggest unexpected expenditures were those related to the tree failure. John inquired of Toad, have we seen the 2017 painting invoice from Jim. No response as yet. The HOA's A/R looks good overall. There are a couple of accounts with outstanding amounts and letters have been sent. The owners of #9 and #16 are almost caught up with their past due amounts.

III. Old Business

Revised Bylaws

Kitty reported that she has been working on the revisions since October and has now asked Erin to review. Most of the revisions were related to the removal of redundant language related to the HOA's now Responsible Governance Policies put in to place last year. Only the Board is required to vote on the revisions; when we feel we are ready to vote we will have them reviewed by Rob and Angela, if necessary.

IV. New Business

Storage behind cabinettes

With more long-term cabinettes tenants, there have been inquiries about using the area behind the east cabinettes for storage. This area has been designated for "overflow parking" since the motel days. One current owner has been storing items since the purchase of #19. One other owner inquired and the tenant will be storing a motorcycle trailer behind the unit. The Board had a lengthy discussion on how to handle future inquiries, so as to not allow the area to become an eyesore.

IV. New Business (continued)

Storage behind cabinettes

It was determined that the Curb Appeal Policy should be revised stating specifically and clearly what may or may not be stored; timelines allowed, etc. There was discussion about charging a fee or permit issuance. The Board will need to investigate if this can be done. Kitty will begin the process. Last revisions to the Policy were made in 2015.

Mountain Thyme - Amanda's Bid for 2018

The 2018 bid has increases in 2 areas amounting to \$1600. After discussion, the Board will include her bid in the 2018-2019 budget.

United Asphalt Bid

The Board discussed at length, the bid; the 4 projects, special assessments, possibly forgoing spray injection this year and put those funds toward the the asphalt projects. Karen requested that John sees if Greg would come out, walk the property with the Board and explain the different treatments. John will see if Greg could come in April. John shared some scenarios on special assessments, timing, schedules, etc. John will update the Board on a meeting with Greg. It was also suggested that a review of all areas that get watered be reviewed to see if some other landscaping could be done to reduce the time and expense of watering and perhaps some timers be installed.

Budget 2018-2019

Figures bids, etc. are being compiled in order to work on the new budget. After 2 ½ years, Toad has requested a 3% increase, which equates \$850 to \$875 in the management fee. Board agreed this is more than fair and should become part of the new budget. It was agreed that what proposals are made to the members that the language is clear, concise and spelled out so everyone understands what will be happening and why. This would include the schedule and amounts for special assessments.

While discussing special assessments, John reminded the Board that the flood assessments will be coming due in April 2018. This bill must be paid, in full, by 4/1/18. Timeframe for these payments is short. Kitty has already requested what and when the new rates will become available.

Future Painting Projects

Jim's continuing with Wildwood is on hold right now. Kitty provided Rob with 2 painters Jonathan had provided and Jim will be providing another to Rob. Buildings, etc. will need to be reviewed this Spring for possible painting. John has asked if Jim's final invoice has been received. No update yet.

IV. New Business (continued)

Board Positions

John asked if the current Board members would run again and, if so, John and Kitty would do so also. The members stated they would. The importance of continuity for another year together was expressed by all.

V. Other

John asked about the deck at 102 Wildriver and was told by a Board member that the deck is done but not stained. The Board never received the information that was requested. He will ask Rob to possibly send a note.

No real update on Spectrum other than Rob now has a different contact, who he believes will be more helpful; however, this is a huge problem in the entire valley.

John asked about any more instances of cars parked on the grass at 104 Wildriver and the answer was "yes". John will ask Rob to contact the owner. This is the second warning.

John asked to schedule the next meeting. It will be Tuesday, February 27, 2018 and information will be distributed. Karen proposed a Board meeting on March however John and Kitty said it may not work as they are working to come to re-open their cabin and it is over Easter weekend. They'll see about their schedule. Karen stated she has a lot of ideas but not on paper. It was discussed that since there is time between now our next phone meeting and the possibility of not being able to meet in person, that perhaps she gets some of the information drafted and out to the Board, so everyone would have time to read and digest.

There being no further business, the meeting was adjourned at 7:45 p.m.

Minutes respectfully submitted by:

Kitty Hasche, Secretary

Wildwood Board of Directors