

WILDWOOD BOARD OF DIRECTORS' MEETING MINUTES
TUESDAY, OCTOBER 17, 2017
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

John did a brief review of the current financials through September 30, 2017. He reminded the Board that we do need to move funds from the reserves when required. Also, the “glue and screw” was completed and while not inexpensive, it had not been done for about 4 years and after last winter there were a high # of loose screws.

Update on Foreclosures

The owners have provided post- dated checks but have yet to pay the flood assessments. John will check with Abby; however, the understanding is that the additional assessments are being applied to the oldest unpaid amounts, which include the interest being charged to the owners as well. An update will be given to the Board.

December Insurance Expenses

John alerted the Board that there will be two bills in December that are required. The Hazard Insurance, which will be in the second year of the three year locked in cost will be \$14,061 with a 25% down and the D&O which will be \$1542 and represents an 2.8% increase or \$43.00 and is required to be paid in full.

III. Old Business

Amanda's 2nd Bid and Unfinished Projects

Amanda was not able to complete all the repairs and as far as the 2nd bid; it will need to be a budgeted figure for next year. Amanda is going to replace and/or loosen the chicken wire on many of the trees as the wires are choking the tree trunks. The reason not to remove completely is, in the past, beavers have tried to get at the trees, which would be a disaster in Wildwood.

III. Old Business (continued)

Status of Painting Projects

Jim has finished 2 of the 3 projects; however the one at 102 Granite requires replacement of some of the siding and that has not yet been done.

Consideration of Assessment for 1st Section of Asphalt

The Board discussed the street conditions at length with a lot of suggestions. Kitty will provide the Board with the 2 bids that had previously been obtained and John will contact the contractor to see what the new costs might be. The estimates are both for huge amounts, which the HOA cannot afford. This will continue to be a topic for future Board meetings and the course of action.

Future Action on 100 Wildriver

John reviewed the letter received from the owners and which had been forwarded to the Board. After a lengthy discussion, the 2 options were to either remove the shed or move it to the carport and if not complied with; the subsequent assessments. The assessment amounts will be reviewed to be in compliance with CCIOA and the HOA's documents.

IV. New Business

John informed the Board that repairs will need to be made on parts of #19 water is seeping in under the door and warping the door. This will be an HOA expense; not budgeted.

The Board also discussed how to handle future requests for painting if the unit is not on the schedule to be painted as an owner made contact with the HOA's painter. A response was sent to the owner and we have not heard anything further. The Board voted to not honor more requests for painting until at least next year, including an owner willing to pay for the actual painting but the HOA buying the paint. The majority of cabins would not be ready for a full painting at the earliest 2020-2023. Partial repairs/painting again would need to be assessed on an individual basis. As soon as these last 3 projects are completed, Kitty will finish the master schedule and supply to the Board and Toad.

A bid to replace the grass immediately surrounding the gazebo with a rock gravel border to stop the sprinkler system from hitting the gazebo and all the bikes would be approximately \$2500 and the work done by Toad. This project should be a future budget item as it cannot be accomplished at this time.

IV. New Business (continued)

Pump Replacement

Amanda informed John and Kitty that next spring a pump may need to be replaced as it overheated 4-5 times this summer. An approximate cost from Perry was about \$1,000. The Board would need to include as a budget item and could still need to be replaced before a new budget is approved.

V. Other

John thanked Dennis for he and Mary getting up the flyers regarding the bike racks and the racks will be moved in at the end of the month. John also informed the Board that there will be an invoice coming for blowing in insulation in 1312 (the house) which was approved last year but is not in this year's budget and that the irrigation maintenance fee (\$1000) was paid to Perry and Teresa Anderson with the HOA receiving the accompanying documents. Future Board meetings will be scheduled and as long as there are 3 Board members on the call, the Board may conduct business and any items on which voting is needed. The holidays are a difficult time so as much advance notice that can be given, will be.

Everyone was thanked for a very productive meeting.

There being no further business, the meeting was adjourned at 7:40 p.m.

Minutes respectfully submitted by:

Kitty Hasche, Secretary

Wildwood Board of Directors