

WILDWOOD BOARD OF DIRECTORS'
MEETING MINUTES
TUESDAY, FEBRUARY 27, 2018
6:15 P.M. – 7:15 P.M.

Call to Order – John called the meeting to order at 6:17 p.m.

I. Members present – John Hasche, President, Kitty Hasche, Secretary, Karen Redden and Erin Welfelt, Members-at-Large. Not present: Dennis Schock, Vice President

II. Current Financials

There was a brief recap of the financials by John; highlighting areas which the HOA is over budget and explanations for why (tree falling, building repairs, etc.) and other areas where the HOA is doing fairly well. Karen asked about the painting costs and John reiterated these charges come out of the paint reserve. Karen asked what are the amounts from dues that are allocated to the paint reserve. Kitty will provide after verifying the correct amounts.

III. Old Business

Revised Bylaws -Update Erin

Erin reviewed the Bylaws and also had her lawyer friend do so as well. The Bylaws' revisions were accurate. Erin will request Rob to review and upon that decision the Board will receive the revised set to vote for approval.

Storage behind cabinettes – Update Kitty

As previously discussed at the last meeting, Kitty has verified that no additional fee or permitting may not be done behind the east side of the cabinettes as it is a common element belonging to all HOA owners.

A. Curb Appeal Policy Revisions

Kitty had provided the proposed revisions to this Policy, which are extensive and more comprehensive in many sections. Karen requested that the language regarding the "Overflow Parking" is strengthened to include "at the owner's risk" regarding parking/temporary storage that may snow removal and/or snow storage and this is where a great amount of snow is "stored". Other corrections, etc. should be provided to Kitty as soon as possible so the Board may vote on the proposed Policy.

United Asphalt walk-around (see New Business)

Not scheduled as yet

III. Old Business (continued)

Assessment Thoughts – Update Karen

Karen is still assessing areas, in particular, for long-range planning purposes.

The Board discussed many of the areas needing improvements and then laying out a plan to present to the membership. The plan would need to state what needs to be done, timeframes and then have the membership vote on their priorities; not that there will be no assessments. Assessments are decided by the Board.

102 Wildriver-deck Deck still needs to be stained. There has never been any contact from the owner or the contractor after numerous attempts to get information. Kitty and John will investigate on their March trip.

This cabin is now for sale.

Flood Assessments

Kitty has followed up every week since the last meeting and will do so again this week. Deadline for payment is 4/1/18 and last year it got down to the day before. Estimates may not be sent out; figures must be final. Kitty has worked on the cover sheet to go out with the information to all homeowners.

IV. New Business

2nd bid – asphalt – Rob investigating

2nd bid just received prior to this meeting. It needs to be reviewed and John has requested clarification on the areas bid by Martin Construction. The area by the mailbox was again discussed regarding leveling the area first to provide better drainage.

New contractor for painting

Rob is contracting with Lee Wood to become the contract painter for Wildwood since Jim is not going to continue. The recommendation came from Jim. We don't have additional information on him to date.

Electric rate hike

There is a proposal put forth to increase the electric rates for both residential and commercial properties. John referred to the article that there will be a public hearing on 4/10 at 5:30 in Council Chambers, if anyone wants to attend.

If passed, an increase in utilities will be needed for budgeting purposes.

IV. New Business (continued)

Wildwood upcoming sales- (2)

There are now 3 cabins for sale. #21 may have a cash offer and the person is a real estate investor, who will probably use as a rental unit. 106 Wildrose is on the market and an offer has been made after just one day on the market. The other cabin that is now on the market is 102 Wildriver.

V. Other

There was discussion around a unit that appears to have an aggressive dog. John reminded the Board that this is not acceptable. He asked that the Board members who had encounters try to see which unit and the owner will be contacted. Also, Animal Control may be called as long as someone has the information (unit #, time, date, etc.)

Also there still seems to be unresolved issues with Spectrum – no conclusive answers. Erin will investigate a board member's issue.

John asked again if the Board might try to meet at the end of the month on Kitty and John's trip. He will check a little closer and reminded the Board That this meeting would need to be brief; Saturday a.m. with a 2-hour time limit and at someone else's place as their place will just be getting open. Erin offered her place.

John told the Board that he has requested a pre-emergence be put down in April if possible to reduce the amount of time on weeding on the east side of cabinettes and between certain units. Also, the rock work around the gazebo is scheduled to begin in April.

There being no further business, the meeting was adjourned at 7:25 p.m.

Minutes respectfully submitted by:

Kitty Hasche, Secretary

Wildwood Board of Directors