

WILDWOOD BOARD OF DIRECTORS'  
AGENDA FOR  
SATURDAY, MARCH 31, 2018  
103 WILDROSE  
9:00 A.M. – 11:00 A.M.

Call to Order

John called the meeting to order at 9:00 a.m.

**I. Members present – Quorum**

John Hasche, Dennis Schock, Erin Welfelt, Kitty Hasche. Karen Redden called in.  
Quorum present.

**II. Old Business**

**Flood Assessments**

Documentation to bind the HOA submitted – Bind date 4/1/18

HOA has been bound and assessments have gone out and payments are due 4/20/18.

Policy package less as some owners opted out, who are out of the flood plain.

All units on Wildriver are no longer covered. Karen suggested that these owners receive a letter confirming their “opt out” and what will be their obligations should a flood occur. John will ask Rob at Toad to handle.

**Updated map from Martin Construction-the bid does include the 1310**

**addresses.** John handed out a spreadsheet showing the different areas; the costs per area and the possible scenarios for paving assessments. The area by the mail boxes would be the most viable cost-wise and would need work to improve the drainage. If this is selected for the first assessment, the HOA would need the funds up front before starting the work. Work by Sealco would probably not be done except some sealing of cracks. The balance usually spent with Sealco could be applied toward this area and the assessments slightly reduced. Discussion followed regarding obtaining a loan which was done with the last paving assessment. John will take on this obligation.

United’s bid did not include the 1310 addresses and John had requested a bid for that area; however did not receive. It would make the United bid even higher.

More information will need to be gathered before making a decision.

### **III. New Business**

#### **Approval of the Revised Bylaws**

John discussed the revisions in the Bylaws which were to remove the duplicate language now included in the HOA's Responsible Governance Policies and some typos and grammatical corrections. John asked for a motion to accept. Dennis made the motion; Karen seconded. The revised Bylaws were accepted. This document will become a standalone document and posted on the HOA's website managed by Toad.

#### **Approval of the Revised Curb Appeal Policy**

The Board made some suggested changes to strengthen the Board's ability to enforce. Kitty will get out the suggested verbiage to the Board. The Board may offer more. Based on the agreed upon changes, a motion to accept the Revised Curb Appeal Policy was made by Dennis; seconded by Erin. This document will become a standalone document and posted on the HOA's website managed by Toad. There was discussion about enforcement and how the process works. The dog waste continues to be a huge issue. The most effective way is to get a picture, see where the pet's owner lives and then get to the owner. The aggressive dog issue appears to be under control for now. The revised Policy will be provided to all owners and it is their responsibility to get to their tenants/property managers.

**Fence Policy** – no changes but will also become a standalone Policy.

By making all of these standalone policies, access to information will be easier, all documents will not need to be printed and may be more easily revised in the future.

John shared some updates from the Friday meeting with Rob. Amanda will handle what she did last year and the Board already approved her new contract. She will do the weed killing and fertilizing when the time is right. The irrigation system will be turned on when there is water – probably May. John, Kitty and Rob met with the new painter, Lee Wood, and did a brief walk around, identified several priorities and asked that he give the HOA a bid on cleaning out all the junk in the pond before the water is on. Lee is a contractor through Toad, however John will verify with Rob that Lee has the proper insurance coverage. Pre-emergent will be applied behind the east cabinettes to help mitigate the weeds. Rock work will begin around the gazebo; then the bike racks will be moved outside and notices posted to tenants. Rob said he would ask Erin to do the flyers to post.

### **III. New Business (continued)**

Toad will take on calling Mosquito Control this year. This is usually once a month June through August. Rob will be working on a reserve graph for presentation at the Annual Meeting.

The Board agreed to cover some other business first before going to the cable discussion. Kitty asked Erin to explain the cycle for payments to contractors. If contractors ask a board member, John asked that we direct them to Toad. There is a payment cycle; invoices are not paid immediately upon receipt. All board members are also asked to remember our roles with regard to sharing information of a confidential nature, particularly outside of Wildwood.

#### **Cable Proposals**

The Board discussed the proposal information received to date. One is a formal proposal; the second is information but not in a formal format. Karen has volunteered to get one more bid. There is a lot for the Board to consider. A note will be going out to the membership stating the proposals will be going out to them for their review. Kitty and John are setting up an email account for owners to give feedback with about a 10-day window to reply. The owners do not vote; the decision will be the Board's and there is no opting out. There will be a contract to sign (3-5 years) and may not be broken. An attorney told Rob that is not possible. John is going to obtain a more formal contract from one bidder to clarify what the package actually covers. The drop dead date with our current provider is 5/8/18.

### **V. Other**

HOA Information – Confidentiality – covered above

Payments to contractors – covered above

Budget – John brought up a different way to have the HOA's budget look to perhaps help the membership to better understand what can and cannot be voted out of the budget. Dennis offered the verbiage of "fixed costs" and "operational costs". The Board agreed this would provide a better picture of the budget.

Next Board meeting will be Saturday, April 28, 2018 at the Hasche's unit.

Kitty will send out an agenda. Time: 9 a.m. to 11:00 a.m.

There being no further business, the meeting was adjourned at 10:20 a.m.

Minutes respectfully submitted by:

***Kitty Hasche, Secretary***

Wildwood HOA Board of Directors