

WILDWOOD BOARD OF DIRECTORS' MEETING MINUTES

TUESDAY, July 26, 2017

6:15 p.m. – 7:15 p.m.

Call to Order

I. John Hasche, President called the telephonic board meeting to order at 6:18 p.m.

Members Present on call: John Hasche, President, Dennis Schock, Vice President, Kitty Hasche, Secretary, Karen Redden and Erin Welfelt, Members-at-Large. With all members present, there was a quorum.

Agenda Revisions/Additions

John stated that there would be some slight revisions/additions to the agenda as the meeting continues.

II. John did a brief review of the final financials for the 2016-2017 fiscal year and asked if any questions. He explained that we had asked that some figures be redistributed to the appropriate category, however it didn't change the final outcome. He reminded the Board that starting next month, the financials will reflect the new set of categories so we will want to review and make certain items are where they belong.

III. New 2017-2018 Budget

The Board knows the challenges ahead this year and John reminded all that individual Board members should not commit the HOA to any expenditures and that all requests come to the full Board for review and subsequent approval or rejection.

Confidentiality of Financial Information

John reminded the Board about information we will receive, specifically the A/R report. Names, etc. should never be used nor status of accounts.

Categories/Costs to Discuss

There has been a \$35/mth increase in the cable however nothing can be done this fiscal year so the Board should be aware there will be expenses over budget in this category for the year. This will continue to be a challenge to address with the membership.

In utilities, the HOA is paying for the water and sewer connected to the fish station, which we understand is owned by the Andersons. John will approach Perry about this. There has been no usage; however because there is water/sewer there are monthly charges for this.

John reminded the Board that extra watering, etc. drives up the costs because the pumps need to be on, so we need to be vigilant about extra watering. In conjunction with this, the budget contained a \$1000 irrigation fee to be paid to Perry as well as an additional \$35/mth not in the budget for the 4-5 months of watering. Invoices have been requested by John; but not received.

IV. Amanda's Bids

The first bid for repairs was discussed and the Board unanimously approved the repairs and John will request that this estimate not be exceeded. So Amanda will need to prioritize and if a repair has to wait; that will need to be the answer. John went through where these repairs are located and in the future, he will ask that Amanda identify by full addresses or areas.

The second bid was discussed and the locations in question. These are areas that have been identified over several years and would help to move the system to a more automated state. This bid is not in the current budget, so it was tabled until later in the year so the Board can see where the HOA stands financially with the possibility of breaking the bid in to 2 parts ($\frac{1}{2}$ fall; $\frac{1}{2}$ spring).

V. Foreclosures

John brought the Board up to speed on the 2 units that are being monitored and the steps that need to be followed legally. Options were discussed and John will confer again with Rob and Jacob With, the attorney the Board has been working with and he, in turn, with the owners. There has been a payment plan in place for several months and that is being adhered to; but not the flood assessments. Interest and other fees are being passed along to the owners as well as the legal fees. There appears to be no action on the owners' part to sell.

VI. Other

John invited any Board member who would like to join he and Kitty on Thurs. 8/3 at 9 a.m., they will be meeting with Rob to discuss placement or moving of the bike racks. We now have the 3rd rack however the sprinkler head near them is spraying the bikes. John has asked Rob to see if Amanda can adjust; not move. Several other options were offered. Kitty and John will be taking on the task of filling in the 3 holes in the island, which Amanda identified; however that work was taken out of her bid to save \$200 plus. John asked that if any Board members can take on some small projects in their spare time to let Kitty know and she can provide.

The construction project at GVH has begun and was discussed at length as to the impact on Wildwood. John got one version from Wade Baker and Karen another from Steve Westbay. No real notice was given to the Board in advance of the start of the project. It was decided that a letter of concern be crafted and sent and be "signed" on behalf of the Wildwood Board of Directors by John. The draft will be sent to the Board for input and review. Karen was successful in getting the one sign moved for construction traffic; however our street cannot take the constant stream of trucks, etc.

There being no further business, the meeting was adjourned at 7:15 p.m.

Minutes respectfully submitted by:

Kitty Hasche, Secretary

Wildwood Board of Directors