

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 11, 2021
10:00 A.M. VIA ZOOM**

Agenda:

- Call to Order
- Proof of Notice
- Board Members Present – Confirm Quorum
- Approve Previous Meeting Minutes

Old Business:

- Cabinette Improvements & Assessment
- Collections

New Business:

- Flood Insurance Review
- Abandoned Car
- 2020-21 Financials
- Lending Regulations
- Other Business

Present:

Jerry Mack
Erin Welfelt
Ray Kingston
Janet Amelio
Chet Boyce, Toad Property Management

The meeting was called to order at 10:01 am and a quorum was confirmed with all Board members participating.

Jerry made a motion to approve the January 14, 2021 meeting minutes. Ray seconded the motion and it was unanimously approved.

Prior to the meeting an electrical bid had been circulated and the Wildwood Cabinette Project Committee had reviewed it. The work described in the electrical bid was for work at the Gazebo and Chet explained based on the engineering report the electrical companies did not want to provide a bid upfront as the work would be extensive and billing would be by the hour. Chet explained Tiger Electric from Delta were willing to build up a working relationship with Wildwood, starting with the smaller project in the gazebo area, and then moving onto the much larger and involved cabinette project once the association was comfortable with the Tiger Electric work and billing. Work on the project by the gazebo would be an expense for the entire association with the approximately \$3,000 taken from the Reserve Fund. Jerry made a motion to accept the Tiger Electric bid for the electrical work by the gazebo. Janet seconded the motion and it was unanimously approved. Chet said he would contact Tiger Electric to schedule the work.

It was agreed the Wildwood Cabinette Project Committee would continue to discuss the Cabinette special assessment and when to start the assessments. Jerry said the Committee would have another meeting and report back to the Board.

Chet explained Jacob With of Law of the Rockies had been contacted regarding a delinquent owner as no payment had been received to reduce the debts on two units. Chet confirmed the owner had received letters by certified mail and there had been phone and email exchanges. After discussion Jerry made a motion to instruct Jacob to commence foreclosure action against the delinquent owner. Ray seconded the motion and it was unanimously approved.

Jerry said Betty Naftz was reviewing flood insurance options and there was no update at this time.

Chet said two abandoned vehicles had been dealt with and a third abandoned car had been identified and Chet said he would contact the tow company to have the vehicle removed.

Chet explained the \$12,703 payment to SGM, engineers, had been paid by the entire association but the charge would be recovered from the cabinette owners once special assessments were in place for the cabinette project.

Chet said a potential buyer of 105 Wildriver was having problems obtaining financing. Chet explained the governing documents had the wording "including a motel operation" and those words were restricting options for financing. Chet said December 2020 changes in lending regulations would make it difficult for future buyers and an amendment to the Declaration would require 67% approval. Additional changes to the Declaration were probably necessary but identifying and getting those changes approved might cause delays and impact future sales within Wildwood. After discussion Ray made a motion to proceed with an amendment to the Declaration and to remove reference to motel operation and leave in short term rental or lease wording. Erin seconded the motion and it was unanimously approved. Chet agreed to reach out to Jacob With to prepare the documentation for approval by owners.

Janet said she would not be back in Gunnison until May when she would be moving into her Wildwood unit. Janet explained she would make the tree inspection at that time.

At 10:40 am Jerry made a motion to adjourn the meeting. Ray seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

Rob Harper
Toad Property Management