

WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, APRIL 12, 2021
10:00 A.M. VIA ZOOM

Agenda:

- Call to Order
- Proof of Notice.
- Board Members Present – Confirm Quorum.
- Approve Previous Meeting Minutes, 3-11-21

Business:

- Flood Insurance
- Cabinette Improvements
- Lending Regulations Update
- Collections update
- LCE Modification Approval
- LCE Landscaping Responsibilities
- Other Business

Present:

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

The meeting was called to order at 10:04 am and Chet said there was a quorum.

Erin made a motion to approve the minutes of the March 11, 2021 meeting. Jerry seconded the motion and it was unanimously approved.

Chet explained Mountain West had provided information for flood insurance for all the units, including the six properties which had previously opted out. Chet said a down payment had been made to renew the flood insurance and the balance would be paid when the final amount was known. Once the exact cost was known owners would be billed. Chet said the process to obtain a flood insurance waiver from FEMA was a long process and he would continue to monitor the progress of neighboring properties.

Chet confirmed the 20 electrical outlets at the Cabinettes had been completed and Chet said the next stage of the electrical work was being discussed. It was generally agreed electrical work was the priority. Chet said ASR from Denver had been on site and would be submitting a rough bid for the construction portion of the Cabinette remodel.

Chet explained Jacob With, legal counsel for the Association, said a change to the Covenants required approval of mortgage holders as well as owners. Mortgage companies were generally slow to respond, if they responded at all, and Jacob recommended going the approach of posting notice in the newspaper instead of waiting for mortgage company approval. As the process would be lengthy and expensive Chet asked if the Board wanted to consider a full update of the Covenants instead of just amending the

wording regarding a motel in Article 10. Jacob had not given an estimate for the estimated cost to amend the Covenants. After discussion it was decided to discuss again later in the meeting.

Erin said she had not yet received the key for the additional storage and Jerry said he would follow up with Perry Anderson.

Chet explained Jacob With had reached out to the delinquent owners offering a payment plan and if the delinquent owners failed to make contact with Jacob within the specified time foreclosure proceedings would be commenced. Regular dues, annual flood insurance and special assessments would continue to be added to the outstanding balance.

Chet said a request had been made for an LCE modification for 310 West Tomichi, Unit 24, to enclose the carport and make it a garage. Other units had made a similar change in the past. It was agreed the Unit 24 owners needed to submit plans confirming the scope of work and the materials to be used. Chet agreed to request additional information from the owners.

Chet explained limited common elements (LCE) were the responsibility of unit owners and it was agreed the landscaping responsibilities for Unit 17 should be an individual owner responsibility and not part of the Association landscaping expense. Erin explained access across the Unit 17 LCE to the irrigation pump would be necessary and additional research was required. Chet agreed to email the Unit 17 and Unit 24 owners regarding individual responsibilities for landscaping.

Chet agreed to reach out to Amanda, Mountain Thyme, regarding the landscaping contract.

Erin said a Spring clean up was required around the property and some landscaping damage was caused by snow removal. A departing tenant had left items by the dumpster, including mattresses and bed springs, and Chet said he would reach out to the owner regarding the additional costs. Chet said there were sticks/debris in the pond on the north side of the property and Chet agreed to follow up with the City regarding ownership of the pond.

After a short discussion Erin made a motion to instruct Jacob With to start work on a Covenant Amendment to remove the motel language in Article 10. Jerry seconded the motion and it was unanimously approved.

Janet said she would make an inspection of the trees when she was back in town in May and obtain estimates for tree maintenance. Jerry, Erin and Chet agreed to meet at the property to make an inspection.

Jerry made a motion to adjourn the meeting at 10:58 pm. Erin seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

Rob Harper

Toad Property Management