

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SATURDAY, JUNE 23, 2018
WILDWOOD'S GAZEBO
11:55 A.M.**

Present: John Hasche
Kitty Hasche
Karen Redden
Erin Welfelt
Rob Harper, Toad Property Management

John called the meeting to order. After discussion about special assessments and the paving it was agreed Karen would approach local banks to assess options for bank financing of future paving work.

After discussion the following Directors were appointed for one year:

President	John Hasche
Vice President	Dennis Schock
Secretary/Treasurer	Kitty Hasche

Kitty said she would review prior year communications and draft a cover letter to explain the approved 20% dues increase and new Budget. Rob said Abby would include the documentation with the next billing to all owners.

After discussion it was agreed there was not a need to audit the association at the present time as there were several internal checks in place already which were acceptable for a small association.

Rob agreed to provide Karen with a Capital Reserve Plan spreadsheet for calculating future capital expenses.

Karen suggested additional time be spent on categorizing expenses and asked that tree work and landscaping be kept entirely separate. It was agreed the spreadsheet prepared by Rob tracking prior year expenses was very useful to help owners understand the need for dues increases to keep pace with actual expenses.

Meeting adjourned at 12:30 pm.

Prepared by Rob Harper,
Toad Property Management, Inc.