

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, OCTOBER 29, 2020
10:00 A.M. VIA ZOOM**

Present: Erin Welfelt
Janet Amelio
Jerry Mack
Rob Harper, Toad Property Management
Chet Boyce, Toad Property Management

Agenda:

- Call to Order
- Proof of Notice
- Board Members Present-Confirm Quorum
- Approve previous meeting minutes

Old Business

- Loan Status – Board Contact
- Tree Plan
- Delinquencies
- SGM Status
- Anderson Property LCE – Legal
- Abandoned Vehicle
- Spectrum Status
- Paid Project manager for Capital Improvements?

New Business

- Annual Meeting Planning
- Another Mailing required?
- Discuss Board Positions
- Agenda
- 2021 Budget
- TYD Financials
- How did the special assessment for the trees go?

The meeting was called to order at 10:03 am and a quorum was confirmed with three board members participating.

A motion was made to approve the prior meeting minutes. The motion received a second and the motion was unanimously approved.

Chet explained tax documents would be delivered to the Bank for the loan process it was agreed the loan process would continue. Rob said he would work with the Crested Butte Branch of Community Banks instead of using the Gunnison Branch. It was agreed there was not a definite plan at the present time for the capital projects and in 2021 there would be more information available regarding the scope of work and the engineering report for the cabinettes.

SealCo would be filling potholes in the next couple of weeks and a long term plan for the asphalt would be discussed. A large asphalt project would not be attempted until work at the cabinettes had been completed. In the Spring an inspection of the asphalt would be made and patching work scheduled.

The annual budget meeting in November would be an opportunity to discuss the projects and decide priorities, streamline the work and adjust any loan amount or have a special assessment instead of proceeding with a bank loan.

Once SGM provided the engineering report for the cabinettes the scope of work would be known and there would be a better understanding of the amount of a special assessment for the cabinette owners. Cabinette owners would once again be encouraged to volunteer to join the Board.

Tree removal would be performed on an as needed basis instead of proceeding along the lines of removing 70 trees at once.

Dues for 2021 would increase by approximately 10% to build up reserves for operating expenses and a special assessment for specific capital projects would be necessary over the next one or two years.

It was agreed the annual budget meeting reminder would alert owners of the need for special assessments and/or a line of credit from the Bank in 2021 for essential capital projects.

It was agreed nothing needed to be done at the present time regarding limited common elements at the Anderson property.

Chet agreed to follow up regarding a potentially abandoned vehicle and a trailer left near the entrance.

Bike racks would be moved inside the gazebo for the winter after notices had been circulated to owners to remove bikes.

Chet said the delinquent owners, who owed approximately \$3,000, had offered to pay an extra \$50 per unit, per month with a lump sum paid by the end of January, 2021. The payment plan would be outlined in a letter, sent by certified mail with a copy to the Association's attorney, and further action taken in the future if the payment plan was not followed.

Rob said there was no update regarding the cancelled cable contract with Spectrum.

A Board meeting after the annual meeting would be an opportunity to appoint officers and decide how to proceed with capital projects.

The meeting adjourned at 11:16 am.

Minutes respectfully submitted by:

Rob Harper
Toad Property Management