

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, OCTOBER 7, 2020  
10:00 A.M. VIA ZOOM**

**Present:** Karen Redden  
Paul Depp  
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
- Tree Assessment - Need costs for recent Tree Clean up to add to Assessment
- Contact Mountain Tree Scapes to confirm our \$70,000 tree removal bid?
- Pot Holes and Chip Seal for this fall
- Abandoned Car and past Delinquencies
- SGM Status
- **New Business**
- Assessments
- Review 2021 Budget
- Approve Nov 14 2020 Annual Meeting Agenda and Notice to be mailed
- Project Manager position and funding
- Discuss Screw Down on Roofs again. We did it in 2019? Should do every 3 years?
- Curb Appeal Issues
- Status of cabling issue
- Unit 17 update

The meeting was called to order at 10:21 am and a quorum was confirmed with three of the four board members participating.

A motion was made to approve the minutes of the September 3, 2020 meeting. The motion received a second and was unanimously approved.

Karen said a work session had been conducted a week ago and a document prepared to assist with the handover of Board action items as the closing on Karen's unit was in a week.

Rob and Chet said they would get information to Community Banks for the loan and were just waiting for the prior year tax returns. It was agreed Paul was authorized to sign all loan documents at the Bank upon the sale of Karen's unit. Community Banks had provided information regarding a \$250,000 line of

credit which would convert to a 7 year Note at 6% once the Association confirmed completion of the work.

Rob explained approximately 100 hours had been spent on tree cleanup and removal of the tree between 102 and 104 Wild Rose and the cost was approximately \$5,000. Rob said Amanda had completed her clean up and Paul thanked Toad for their work. Rob explained there was one large tree at the back, between 23 and 24, which had not yet been addressed. As the tree was in a fenced yard and only a benefit to those two units it was suggested, in accordance with the Covenants, Section 21.3.2, costs associated with that tree would be invoiced to the two unit owners. It was agreed this would be discussed further and no immediate action would be taken to remove that tree.

A motion was made that all costs, approximately \$5,000, related to the tree clean up following the September snow event would be a special assessment shared between all owners. The motion received a second and was unanimously approved. Rob agreed to finalize the billing and then circulate special assessments to all owners.

Rob agreed to speak with Mountain Treescapes to see if the \$70,000 tree removal proposal included approximately 70 Cottonwoods and two large Pine trees or just the Cottonwoods. Rob would also discuss with Mountain Treescapes the timeline for removing the trees.

Rob agreed to schedule the repair of three large pot holes on Wild River and chip seal. The cost of approximately \$6,000 would reduce the amount transferred to Reserves.

Rob said two units were delinquent but the owners were making payments. Rob agreed to notify the owner of the need to remove an abandoned vehicle, left by previous tenants, or the Association would have the vehicle removed and invoice the unit owner.

The engineering report from SGM would probably be with the Association within a week as SGM were just waiting for one of the three engineers to provide their portion of the report. The most recent SGM invoice would not be paid until the report was received.

It was agreed special assessment invoices for upcoming capital items would be as detailed as possible so owners understood the options for payment as a lump sum, or participating in the loan.

A revised 2021 Budget had just been circulated to the Board and there was approximately \$3,000 going into Reserve. To bring the amount going to Reserve up to 10% of operating costs, required by some lenders, it would be necessary to have a dues increase. After discussion a motion was made to adjust the Budget to reflect 10% of operating expenses going to Reserve and dues increasing accordingly. The motion received a second and the 2021 Budget was unanimously approved by the Board.

Documents for the November owner's meeting were discussed and Erin Welfelt said she would be willing to once again join the Board. A motion was made to appoint Erin to the Board as a fifth Board member with the Board going back to four when Karen sold her unit if no additional names were put forward. The motion received a second and was unanimously approved.

It had been suggested funding for a project manager be added to the Budget to oversee the proposed capital projects. Additional discussion would happen as the timing and scope of the projects became

clear and a project manager expense would probably be added to the Capital Budget and not have an impact on the Operating Budget.

Rob agreed to check when screw and glue was last performed on the roofs and if the work had been performed during the past two years the next screw and glue would be scheduled for 2021.

Rob agreed to research the City of Gunnison's definition of abandoned vehicles specifically regarding a vehicle left by tenants and a vehicle and snowmobile trailer which had not moved in the past 18 months.

Rob agreed to follow up with Law of the Rockies regarding the Spectrum demand for payment for television service which was terminated in 2018.

Unit 17 was under contract and due to close on October 20, 2020 and it was understood earlier legal opinions had stated the wording in Section 3.5 of the Covenants to remove Unit 17 from the Association was no longer valid as the removal had not been completed within 10 years of the Covenants being recorded. Ownership of the additional three buildings would remain with the original Developer and the Board would continue to speak to the owner regarding the three buildings being donated to the Association.

The next meeting would be the owner's meeting on November 14, 2020 and the Board would have a work session prior to the meeting.

The meeting adjourned at 11:36 am.

Minutes respectfully submitted by:

***Rob Harper***  
***Toad Property Management***