

WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, JULY 24, 2018
WILDWOOD'S GAZEBO
5:00 P.M.

Present: John Hasche
Kitty Hasche
Karen Redden
Erin Welfelt
Dennis Schock
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management

John called the meeting to order at 5:04 p.m. John explained the Sealco proposal was \$2,800 and Kitty circulated the proposal to seal the asphalt cracks. After discussion regarding what Sealco was specifically addressing, it was agreed the \$2,800 sealing of the asphalt cracks was necessary this year and any larger paving project could not happen until 2019. A motion was made and seconded and unanimously approved.

John said the association was over budget at the end of the 2017-2018 fiscal year and no money had been moved across to the reserve account. John explained the approved 20% dues increase for 2018-2019 fiscal year was intended to help build up the reserve account.

Karen said she had done a lot of research on paving and distributed bids from Martin, United Companies and Pavement Maintenance Services (PMS) out of Salida. Karen said she had been unable to meet PMS and Perry Anderson had walked them around and the PMS bid included the same 2 inch asphalt as well as some additional work that the other two bids did not include. Karen said the PMS bid included a hot rubberized sealant applied to the top of all the work already performed to help stop cracking in the future. John said each of the bids included different recommendations and presented in different formats as well as bidding on different square footage.

After discussion, a motion was made to remove the special assessment approved at an earlier meeting and continue to gather bids and information for a future paving project. Karen said more information was required but money needed to be collected so work could start in 2019. Rob said some owners had expressed concern about the trees and said the trees were a higher concern to some owners than the paving. John expressed the need to have all three companies submit a proposal for the same work and same square footage so the proposals could be compared. A revised motion to hold the assessment in abeyance and table the implementation of the assessment until such time as the Board receives 3 RFPs based on specific criteria established by the Board. The revised motion was seconded and unanimously approved.

Karen agreed to meet again with Perry Anderson to discuss a specific description of the scope of work and after approval by the Board it would be sent to the three contractors for bid.

Karen said she had approached several Banks and Community Banks offered lending to associations either by a fixed note or as a line of credit. Jim said he had met with Community Banks for a different association and the Bank was offering 1% over prime and the Bank did not require money down.

John said owners should be allowed to make a lump payment and Rob said full payment of the owner's share of the loan must be paid upon sale of a unit and that would be paid against principal. Discussion on funding the pavement and tree projects via outside lending will be topics for additional discussion in future meetings.

After discussion it was agreed emails between the Board would be sent by topic when possible in an attempt to make it easier to track and respond.

Karen said she had been researching old City documentation of the HOA's water rights. Karen discussed the usage limitations of the current water rights of Domestic, Recreation and Fish Cultivation and if the City of Gunnison could be useful for the maintenance of the ditch and ponds at Wildwood. Karen reported the City did not want the Wildwood water rights or the management of the ditches.

Kitty said Deena Buffington had volunteered to join the Curb Appeal Committee and Kitty said Deena would go through the property once a week and report any issues to Toad or the Board.

Kitty said she would circulate minutes of Board meetings to the Board and if Board members could respond within 5 days with changes. At the following Board meeting the minutes would be stated as approved and be an agenda item.

Dennis suggested Board members be elected for a staggered 3 year term to help with continuity and it was agreed the governing documents would be reviewed.

John, Karen, Kitty, Erin and Rob walked the property with Sam of the State Forest Service and Sam would prepare a report on the health of the trees. John explained the cost was not to exceed \$500 and John said he expected to receive the report towards the end of the year. Karen stressed approximately ten trees required immediate removal and could not wait until another report was received. The previous report from 2014 ranked the cottonwood trees and the risks of 10-13 of the trees. A discussion followed on how to fund the removal of trees which were in the range of \$1,200 - \$5,000 per tree. Karen said there needed to be a solution to removing the trees and funding the paving. After walking the front part of the property it was determined that one tree (the one with the hole) should be considered for immediate removal and Sam recommended a crown trim to some of the trees to reduce the weight and buy a little time. Rob will follow up with Tree Tamers and another tree company to receive bids comparable to the work described in the Mountain Tree Scapes bid.

Meeting adjourned at 6:40 pm.

Minutes respectfully submitted by:

Kitty Hasche, Secretary

Wildwood HOA Board of Directors