

WILDHORSE AT PROSPECT ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES FROM MAY 1, 2025
VIA ZOOM

Present: John Low
 Allie Pugh
 Matt Boisen
 Claudia Helguaro
 Chris Cappy
 Rob Harper, Toad Property Management

Matt called the meeting to order at 10:05 a.m. and Rob confirmed a quorum.

Allie made a motion to approve the minutes of the July 26, 2024 meeting. Matt seconded the motion and it was unanimously approved.

Rob explained the insurance company had issued a refund of approximately \$15,130 as the new, revised coverage was in place – a cost of approximately \$1,600 per year. Rob said a reconciliation showing the exact amount paid for approximately 6 months insurance would be emailed to the Board. It might be possible for the Association to issue a small refund to owners and it would be discussed further by the Board once the reconciliation was reviewed.

Rob said snow removal was approximately \$20,000 under budget. Concern was expressed that there was still too much snow removal in the neighborhood especially as late season snow melted quickly. Ice build-up on some driveways needed to be addressed. Reducing the need for frequent roof snow removal due to the installation of metal roofs might result in some savings in the future. One home with a metal roof had experienced a roof leak and it was being dealt with by the contractor. Chris said he would submit his invoice for machine storage at his house. The invoice had always been paid by the Association so the snow removal contractor could respond promptly after storms.

Internet was generally working well and the company responded promptly to any concerns. Refrigerator magnets or something similar could be provided by the company to make their phone number easily accessible.

Rob explained Spring clean-up had started and irrigation would be turned on when the weather permitted. The addition of snow poles by irrigation boxes had prevented some damage. Snow plowing had caused damage by the edge of the roads and Allie suggested additional snow poles. Claudia said some erosion occurred on Appaloosa every year and washed onto the road. It might be an expense for RMD2 as RMD2 maintained the roads.

Multiple homes would be installing metal roofs during the Summer. Exterior staining would start soon and homes would be hand painted, not sprayed. Claudia suggested keeping the income and expense line items for exterior staining completely separate from other income and

expenses. Claudia said she would reach out to Marsha in accounting to also make changes to the presentation of annual meeting financial information.

No new homes would be constructed during the Summer.

Owners would be invited to join the Board meeting to discuss the draft Budget.

At 11:00 a.m. John made a motion to adjourn the meeting. Chris seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management

Approved by Matt Boisen
President of Wildhorse at Prospect Association, Inc.