

WILDWOOD BOARD OF DIRECTORS'  
MINUTES FROM  
SATURDAY, APRIL 28, 2018  
104 GRANITE  
9:00 A.M. – 11:00 A.M.

Call to Order

John called the meeting to order at 9:03 a.m. The agenda was amended to move up the cable discussion to accommodate the schedules of the two people calling in who were traveling.

I. Members present

John Hasche, Kitty Hasche, Karen Redden. Call ins – Erin Welfelt and Rob Harper, Toad Property Management. Not present: Dennis Schock

Cable Proposals – Discussion

The Board discussed at length the ramifications of signing a long-term contract after obtaining a legal opinion and checking the HOA's Declaration, which does not obligate the HOA to provide cable service and, therefore, the Board was obligated to discontinue the service. This was not a voting decision. A notice will need to be provided to the membership along with any additional information available. There is concern moving forward regarding future installations/modifications to structures/placement of services, and the process for handling requests. The notice from 9/17 reminding owners that there are provisions in the HOA's Declaration and Curb Appeal Policy regarding these subjects will be attached to the email. Enforcement will be a challenge as well as ensuring all requests that come be discussed with the entire Board. The proposed notice will be worked on this weekend, sent to Board and then distributed to the membership. Rob will contact the providers that submitted bids and let them know of the decision.

II. Old Business

A) Flood Assessments - Distributed and assessments were due 4/20/18.

Karen asked if letters had been sent to owners who opted out and Rob stated they had. She requested a copy of the letter and a list of owners.

1. Update on assessments

The latest report showed 6 units as not paid (2 same owner).

These owners will have until 4/30/18 to pay before becoming delinquent.

## II. Old Business (continued)

### B) Paving Assessments

John handed out spreadsheets breaking down possible assessments based on the 2 companies' bids. He will send copies to those not present. It would appear that the bid from Martin Construction would be the more economical and includes the 1310 addresses. Karen inquired about the company to make certain it was not one she had heard of that the HOA may not want to use. Rob stated it was not that company. Several scenarios were discussed including offering owners to pay the entire amount, payment plans and the amounts for the assessments and having the owners pick priority-wise on the list of capital improvement projects for the next 3-5 years. The two top priorities on the Board's list are paving and trees. John will revise the bid breakdowns so the comparison can be as close as possible to compare "apples to apples".

**(See additional conversations under "Other".)**

After the walk-around with Abe Fischer, inspecting the higher risk rated trees from the 2014 Tree Study, it became evident, the HOA has some trees that pose concerns for Wildwood. Discussion followed as to whether we put \$5000 in the proposed budget for this coming year and then \$5000 for future years to accommodate trimming, pruning and removing those trees or if we will need to consider an assessment. Dues were discussed; no decisions were made at this meeting.

#### 1. Sealco

Rob has requested a bid just for crack sealing and application of hot applied crack sealant; not the full bid as last year (\$5700).

## III. New Business

A) Financials review – no questions

B) Tax filing for Wildwood

1. Tax filing was completed.

C) New paint contractor – Lee Wood

Lee will begin with the unfinished painting that Jim did not complete and are on the list to be assessed. Future painting will be looked at on an individual basis to determine which ones need painting the worst (which sides, etc.) Painting of a whole unit (s) probably not in the immediate future.

#### IV. Other

##### A) 102 Wildriver

The new owners will be finishing the staining on the deck project upon the successful closing and after a trip.

##### B) Toad Property Management Contract

1. John gave Karen her copy and John/Kitty will get copies to Dennis and Erin

##### C) New Team Member at Toad – Jim Ruthven, CPA

1. John asked Rob to give the Board some background on Jim and he is a great addition, particularly in balancing the workload.

##### D) Annual Meeting Agenda – Only

Revised agenda was reviewed and will be sent to Toad for inclusion in the first Annual Meeting package to go out in early May.

Rob was asked to obtain a bid from Amanda for possible replacement of the large poly pipes, that get so much exposure to the weather elements. Perry mentioned that they may present problems in the future.

It was discussed that sharing all the capital projects with the members would be a good idea so they see all that needs to be considered, that the Board has been listening to their concerns and ask for members' input on ranking the projects. Easels would be set up at the Annual Meeting. Karen will be spearheading this project and Kitty suggested that a "laundry list" already be listed on the easels to save some time.

Questions were raised regarding owners' obligations for paying assessments should the owner sell before the assessment(s) are paid off. Kitty and John will research.

The meeting was adjourned at 11:00 a.m.

A teleconference meeting will be scheduled for either 5/14 or 5/15 to discuss the proposed budget and paving assessments. Kitty will send out an email, will confirm date accepted and provide a short agenda.

Minutes respectfully submitted by:

***Kitty Hasche***

Kitty Hasche, Secretary

Wildwood HOA Board of Directors