

WILDWOOD BOARD OF DIRECTORS' MEETING MINUTES
WEDNESDAY, AUGUST 23, 2017
6:15 p.m. – 7:15 p.m.

Call to Order

I. John Hasche, President called the telephonic board meeting to order at 6:18 p.m.

Members Present on call: John Hasche, President, Dennis Schock, Vice President, Kitty Hasche, Secretary, Karen Redden and Erin Welfelt, Members-at-Large. With all members present, there was a quorum.

Agenda Revisions/Additions

John stated that there would be some slight revisions/additions to the agenda as the meeting continues.

II. Current Financials

John did a brief review of the current financials through July 31, 2017. He pointed out several areas: the \$6.00 charge has been moved to the new category "Misc."; the cable bill was paid 8/1 so not reflected in this statement; no invoice from Jimmy for painting (reserve withdrawal); Perry's watering bill will be paid this month (\$105) and John will again Contact Perry on the water irrigation fee (\$1000) asking for an invoice.

No update as yet on the status of #9 and #16 units. The Board will receive an update when we get one and assess the status for future action.

III. Old Business

Amanda's 2nd Bid – still on the table for later in the year based on finances. (See attached update on this from 8/24)

Status of Painting Projects – the update is that all HOA scheduled painting has been completed.

IV. New Business

Draft document was reviewed and some suggestions for possible additional verbiage be included. Kitty will prepare a second draft for consideration.

Sealco

John discussed with the Board that the HOA probably cannot continue to do the work that Sealco has been providing. It is not the company nor the products; it is the continued deterioration of the infrastructure on the streets. There was one negative comment; however John spoke with the owner explaining the financial considerations and that the HOA does not, at this time, have the money to consider the long-term solutions.

The Board then discussed the first of the solutions and is considering an assessment for the first phase (\$10,400 in front of mailboxes). It would be presented to the membership with the idea that the monies be collected over X months (to be determined) and then have the work done. The Board will finalize this assessment at its next meeting and decide the timing to present. John will verify that the company will still honor the bid and break it up to meet our financial position.

John shared with the Board that the HOA is going to work with a new person for snow plowing. His name is Jesse Waters and has done work with Rob and also with Karen. He does not do contracts; charges by the hour. Kitty has requested some additional information to provide to the Board. It was suggested that perhaps our current provider, Spallone, might be given the opportunity to submit a bid.

The Board also discussed how to handle future requests for painting if the unit is not on the schedule to be painted. This question arose out of the request by the owners of 109-111 Wildriver. The HOA is purchasing the paint and the owners must provide all other services. The challenge is how many requests could the HOA be financially able to do the same. This led to discussion around requests for additions, etc. to a unit and the possibility that an owner cannot or does not finish a project. Research needs to be done to see what the Board is able to do. (See attached)

IV. New Business (continued)

In the meantime, the Board will need to address on an individual request. The majority of cabins would not be ready for a full painting at the earliest 2020-2023. Partial repairs/painting again would need to be assessed on the individual basis.

V. Other

John thanked Karen for all the research on the trees and the pond and that this information needs to be “archived” for future discussions primarily due to the costs and extent of these projects. John reminded the Board that we need to stay focused on the imminent issues/challenges of which there are many, so we don’t end up with too many issues on our “plates”. An example would be this fall the HOA is going to have to move the pumps over by the Andersons and the estimate is \$7000 (not in the budget). John asked if there was anything else to discuss tonight.

There being no further business, the meeting was adjourned at 7:40 p.m.

Minutes respectfully submitted by:

Kitty Hasche, Secretary

Wildwood Board of Directors