

WILDWOOD BOARD OF DIRECTORS' MINUTES
TUESDAY, SEPTEMBER 11, 2018
6:15 P.M. – 7:15 P.M.

Call to Order

John called the meeting to order at 6:17 p.m.

I. Members Present-Quorum present

Board members present: John, Dennis, Karen, Erin and Kitty

Others: Rob Harper and Jim Ruthven, Toad Property Management

II. Approval of Minutes from 7-24-18 Board Meeting

Minutes were previously approved by a majority vote of the Board Members.

III. July Financials (August if we have)

John reviewed the July financials as August was not available. There was nothing out of the ordinary, however 2 invoices which had just been approved were not reflected. Jim gave the Board a quick rundown of August and stated August would be out in a day or two.

IV. Old Business

Updates on:

a) paving

John asked Karen if the meeting with Perry, Rob and her had occurred and she stated due to schedules, etc. it had not yet occurred.

- financing (see separate email received from Jim R.)

John thanked Jim for all the information provided to the Board.

Some questions were raised and it was decided that Jim, John Dennis would find a time to discuss the application filing and check the HOA's Declaration regarding the ability to "pledge the HOA's dues" and other financial implications. The question was asked who would fill out the forms and the answer was Toad Property Management.

b) tree bids

Rob reported that only 2 proposals (one in an email) had been received. The original from Mountain Tree Scapes and the other from Paul Merck. Tree Tamers and 2 others did not submit proposals. After a lengthy discussion and the Board agreeing that trees and the number to be removed continue to be a high priority budgeted item every year, a motion was made and seconded for:

IV. Old Business (continued)

- Rob to approach the 2 bidders and request them to bid on how many trees could be removed with the 2018-2019 budget cap of \$5000 and no trimming. The motion passed unanimously. It was discussed that two trees to include would be 67 and perhaps 66. Then have the professionals review the trees and the tree rankings from the 2014 study to determine additional trees to remove. The remaining budgeted figure of \$500 is allocated for a new tree study.

V. New Business

GVH Update

John reviewed the meeting with the Wade and the contractors, which Karen, Kitty, Rob and Amanda attended and the email sent to all re: chip pile and rocks. John will follow up with Wade on their offer and our requests. Once Wade has provided the information from the City, etc. on shared access and other items, the Board discussed the need to have the HOA's attorney review the documents.

Satellite Dishes -All modifications to structures

These 2 topics were discussed together. Kitty is working on a request process form that she will provide to the Board and Rob for review.

Lazy K Update

Karen gave the latest information she had as well as John referring to the newspaper article stating the initiative would not be on the November ballot. There's still a lot of ground to cover; however, we all need to pay attention. Thanks to both Erin and Karen for attending as many meetings as their schedules permit.

VI. Other

Status of #10 – still drying out. Rob will be working on getting potential costs for the repairs. The question was raised again, if this would be considered a “limited common element” to the unit and/or just that building. The Board discussed that a legal interpretation would probably be needed and the Board could then vote to approve this expenditure once the potential repair costs are obtained.

John informed the Board that he and Kitty will be back at the end of month but not before as there is a big WSCU event and it is in Denver.

There being no further business, the meeting was adjourned at 7:38 p.m.

Minutes respectfully submitted by:

Kitty Hasche, Secretary

Wildwood Board of Directors