

**WILDWOOD BOARD OF DIRECTORS MEETING  
THURSDAY, MAY 4, 2017  
1:30 P.M.**

**Purpose of the meeting was to meet with Rob Harper with Toad Property Management to:**

- 1. Meet the staff**
- 2. Cover items for the upcoming HOA Annual Meeting**
- 3. New contractors**
- 4. Preliminary discussion of 2017-2018 Budget**
- 5. First Package of Information to go to Membership and dates**
- 6. Second Package of information to go to the Membership and dates**
- 7. Upcoming Projects**

**WILDWOOD HOA  
BOARD OF DIRECTORS' MINUTES  
MEETING 5/4/17  
1:30 P.M.**

Present at the meeting were: John Hasche, President, Kitty Hasche, Secretary, Rob Harper and Abby Loken of Toad Property Management.

Rob introduced the staff, Abby Loken, Erin Welfelt (who we know from Wildwood), Nikki Brockman, Matt Schroeder. Angela Reeves was not present.

The Board discussed upcoming spring/summer projects particularly with new contractors coming on board. Amanda and Jim will begin their respective responsibilities starting 5/8/17 – weather-permitting. In late May/early June, Kitty and John will call Mosquito Control to ask for regular spraying.

The Board discussed some minor repairs that need to be made, i.e. fence in front of green duplex as well as status of moving the north pumps and the sharing of the utility costs. John and Kitty will be meeting with Perry Anderson to discuss needed repairs to the house, the pump discussion, install of insulation and other items Perry may have.

Kitty has prepared a notice to go out before mowing season to remind everyone about poop, etc. Toad will get it out in the next 10 days. Bike racks are back outside and tenants have been reminded to please use.

Covered existing bids/contracts. No update on #18 as the contractor never returned the calls.

Delinquent accounts were discussed and Abby will be following up. The majority are for non-payment of the flood assessment.

The other topics covered centered around the upcoming annual meeting and the preparations and deadlines for the meeting. The Board has asked Abby to standardize the dues statement and the status of #24's flood insurance policy. Abby has asked but not received. The 3 types of accounts the HOA has will remain and all necessary financials will be sent out; some in the first package with covers and explanations and the final before the meeting to meet all required deadlines.

The dues increases and the new format were reviewed and John and Kitty will work up an updated version of the proposed budget and sent to Rob for his input. The Board also received clarification on some of the categories in the budget. There was a short discussion about paying for a professional Reserve Study however, Rob suggested not at this time since there is a detailed report that had been done by a former Board member, which Rob now has. He reviewed and stated that that is about what the HOA would receive and be charged a healthy fee. The conclusion was to go with what we

have and see how we can proceed as the HOA does not have the financial ability to move forward on the really big projects.

John and Kitty told Rob they will also be meeting with Wade Baker, the Chief Professional and Senior Service Officer of GVH. He invited John and Kitty to review the plans for the expansion of the facility and the future plans. That meeting is set for Monday, May 8, 2017.

Kitty and John will make a limited number of copies for the annual meeting and provide the food and refreshments.

There being no further business, the meeting was adjourned at 3:00 p.m.

Minutes respectfully submitted by,

*Kitty Hasche*, Secretary

On behalf of the Wildwood HOA  
Board of Directors