

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, JANUARY 14, 2021  
10:00 A.M. VIA ZOOM**

Agenda:

- Call to Order
- Proof of Notice
- Board Members Present – Confirm Quorum
- Approve Previous Meeting Minutes

Old Business:

- Paving Assessment – Feedback
- Cabinette Capital Improvements Committee
- Other Committees Status
- Legal Issues, Repair and Maintenance Allocation
- Overdue Accounts

New Business:

- Gazebo Area Inspection Electrical
- Flood Insurance Review
- Trash Bins
- Abandoned Car
- Curb Appeal Policy
- Newsletter

**Present:**

Jerry Mack  
Erin Welfelt  
Ray Kingston  
Janet Amelio  
Rob Harper, Toad Property Management  
Chet Boyce, Toad Property Management

The meeting was called to order at 10:00 am and a quorum was confirmed with all Board members participating.

Erin made a motion to approve the December 10, 2020 meeting minutes. Jerry seconded the motion and it was unanimously approved.

Chet explained one owner had expressed concern about the amount of the recently issued paving assessment.

Jerry explained the Wildwood Cabinette Project Committee had been formed consisting of Jerry, Ray, Kitty & John Hasche and Judy Harris to discuss the cabinette capital improvement project. Chet said no electrical bids had been obtained and he would continue to reach out to local electricians. The

Cabinette Project Committee would meet again and discuss and plan for future special assessments. The electrics at the Gazebo would be reviewed in the Spring.

Jerry said he would continue to follow up with Betty regarding flood insurance and reach out to Mountain West Insurance prior to the February meeting.

Jerry said he would continue to follow up with Jacob With, the Association's legal counsel, to clarify owner responsibility for exterior maintenance in accordance with the Association's governing documents. If owners were responsible for exterior maintenance it might be necessary for owners to increase their insurance coverage. It was agreed to discuss further and share the information with all owners.

Chet said a frozen water meter on the north east corner was being investigated and once a plumber inspected the issue a decision could be made regarding responsibility for the cost of the repair.

Chet explained a delinquent owner had failed to make payments in accordance with the payment plan and would not be able to pay off the entire balance by January 31, 2021 as previously stated. After discussion a motion was made to initiate legal action if payment was not received by January 31, 2021. The motion received a second and it was unanimously approved. Chet said he would notify the owner of the decision and contact legal counsel if payment was not received by January 31, 2021.

Concern was expressed about overflowing trash containers. Chet agreed to research signage options and the newsletter would include a sentence reminding owners of the Monday morning pickup and the need to dispose of their trash appropriately at the trash containers located at each entrance.

Chet said there was another abandoned car and Chet agreed to follow the procedure to have the vehicle removed.

Trailer parking was discussed. It was agreed to discuss at the February meeting and have a policy ready for Spring.

A request had been obtained for porch lights at the cabinettes to be left on. After discussion it was agreed owners would not be required to keep individual porch lights on. Jerry agreed to finalize the newsletter for email circulation to owners.

Chet said December 31, 2020 financials would be emailed to owners when ready.

At 11:00 am Erin made a motion to adjourn the meeting. Janet seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

***Rob Harper***  
***Toad Property Management***