

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FRIDAY, JANUARY 20, 2023  
3:30 P.M. VIA ZOOM**

**Present:**

- Jerry Mack
- Janet Amelio
- Kitty Hasche
- Tracy Schwartz
- Kat Loughan, Toad Property Management

**Agenda:**

- Call to Order
- Proof of Notice.
- Board Members Present – Confirm Quorum.
- Approve Previous Meeting Minutes 11/12/22
- Q4 Financials
- Status of Cabinette Committee
- Snowplow Contract
- Insurance Issues
- Old Business
- New Business

The meeting was called to order at 3:35 p.m. and Kat confirmed a quorum.

Jerry made a motion to approve the minutes of the November 12, 2022 meeting with the small change of adding the name of Tracy Schwartz to the minutes. Janet seconded the motion and it was unanimously approved.

Prior to the meeting a quarterly financial report had been distributed to the Board. Kitty said at the June meeting it had been decided to move \$3,000 from the Driveway/Parking lot line item to tree removal so that \$5,800 of tree maintenance work could be completed. Kat agreed to make that change to the financials.

Concern was expressed about the headings of Reserve General and Reserve Capital as it was unclear where money for painting and the Cabinette money was held. Kitty said in the past the following headings had been used: Capital Contingency/Reserve, Reserve Fund (10% to be moved) and Painting Reserve. Kat agreed to review past minutes and make adjustments as necessary as well as renaming the Reserve accounts within the accounting software.

Jerry said expenses for 2022 were close to Budget and funds had been added to Reserve.

Kitty said John Hasche would be reaching out to the electrical contractor in February. The work would be scheduled in March or as soon as the weather permitted. Owners interested in having the “dog house” maintenance work completed at their own expense would also have to wait until the weather allowed work to proceed.

Jerry said he was not aware of any interest in forming a Solar Committee.

Prior to the meeting Kat had circulated a Snowplow Contract to the Board for review. Kat explained the contractor ("Zack") had changed the rate to \$120 per hour which was still lower than other contractors in the area. It was generally agreed the contractor was doing a good job. Kat explained the roofs would continue to be monitored and shovelled when necessary. The Snowplow Contract would be signed and returned to Zack.

Kat said she had been working with Mountain West Insurance Agency to have insurance policies renewing at the same time and Mountain West had apologized for the delay in providing policy documents. Kitty asked that Kat notify the Board via email when Toad was working with Mountain West so the Board would understand that deadlines had not been missed.

Kat said she continued to work on flood insurance renewal. Kitty said John continued to check the FEMA website for updates on flood zone mapping. It was agreed owners needed to be notified promptly of flood insurance renewal rates. Kat agreed to check that property values were accurately reflected in the renewals.

Kat said Toad's attorney had been working on policy updates in accordance with the 2022 House Bill. Kat explained Rob Harper would be reviewing the documents and amending the documents for Wildwood. Once the work was completed it would be shared with the Board and posted on the website.

Kat said she had spoken with Complete Coverage and Complete Coverage had confirmed Wildwood would be first on the list. Complete Coverage would review the buildings and a plan would be prepared. Kat agreed to share the current painting spreadsheet with Tracy.

It was generally agreed the Wildwood entry sign needed to be painted. Kitty suggested the street numbers needed to be changed and the colors also changed to make the sign more interesting and updated. Tracy agreed to review and report back to the Board with suggestions.

Kat said owners had called the City of Gunnison directly over the weekend about the damaged power line. Kat explained it was actually a utility line for internet which was damaged and Kat said it had been extremely difficult to obtain information from the City and the utility companies. Janet thought the best approach was to contact the City directly for something as important as a power line rather than just email Toad.

A complaint had been received about curb appeal violations at #111. Kitty asked that all curb appeal violations be dealt with promptly. Kat agreed to review #111 again and a letter would be sent to the owner enclosing the Curb Appeal Policy. Any other curb appeal violations would be dealt with promptly.

Kat said the website had been updated and Kat said she would be updating the page regularly.

Kat said she would be reaching out to Jerry, as President of the Association, on a regular basis. Jerry said he would reach out to Board members for any topics prior to those phone calls. Kitty thanked Kat and Jerry for working together to make sure everything was completed in a timely manner.

The next Board meeting was scheduled for March 16, 2023 at 9:00 a.m.

At 4:34 p.m. Kitty made a motion to adjourn the meeting. Jerry seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

**Rob Harper**

**Toad Property Management**

DRAFT