

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, FEBRUARY 6, 2020
9:00 A.M.**

Present: Karen Redden (by phone)
Erin Welfelt
Jerry Mack (by phone)
Rob Harper, Toad Property Management
Scott Kelley, Toad Property Management

The meeting was called to order at 9:50 am and a quorum was confirmed. A motion was made to approve the minutes of the January 16, 2020 meeting. The motion received a second and was unanimously approved.

Scott said SGM had submitted a rough estimate of \$15,000 to provide new elevation certificates and Rob said he would follow up with SGM to find out if there was a less expensive option to update the existing certificates and satisfy the insurance company. Erin agreed to follow up with the insurance company and confirm exactly what they required.

A letter was now ready to go to the Denver attorney to request a second opinion on the Association's governing documents regarding maintenance responsibilities. It was agreed the letter, requesting a review of specific sections of the documents, would be sent to Winzenburg, Leff, Purvis & Payne.

A draft letter to the Cabinette owners was underway encouraging Cabinette owners to volunteer to join the Board and once finalized Toad would distribute by email.

Concern had been expressed regarding ice in the parking lot and driveway and a request for a handicap ramp had been received. It was agreed a ramp required further research and investigation and Rob agreed to email the owner explaining the problems involved with installing a ramp in that location. It was also agreed salt and sand would be spread in specific sections of the parking lot in an attempt to reduce the current ice build-up.

Scott said ice build-up near Unit 21 could not be dealt with at the present time but the low point would be inspected and solutions researched.

It was agreed the next meeting would be Thursday, March 5, 2020 at 9 am.

The meeting adjourned at 10:10 am.

Minutes respectfully submitted by:

***Rob Harper
Toad Property Management***