

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, MARCH 20, 2024  
9:00 A.M. VIA ZOOM**

**Present:**

- Kitty Hasche
- Tracy Schwartz
- John Hasche
- Erin Welfelt
- Kat Loughan, Toad Property Management
- Brandon Cvilikas, Toad Property Management

**Agenda:**

- Call to Order
- Roll Call
- Establish Quorum
- Approve Previous Meeting Minutes 02/21/24
- Website Updates
- Financials – Waiting on Vision Accounting
- Insurance
- Painting
- Cabinette Committee
  - JT's Note
  - Assessment
- Legislative Updates
  - Colorado House Bills
  - Insurance
  - Towing
  - Delinquencies Collections
- Ditch Status
- Law of the Rockies
- Letter to City
  - Second Draft sent with update
  - Will include pictures once final draft is complete
- MMA
- Old Business
- New Business
- Adjourn

The meeting was called to order at 9:01 a.m. and Kat confirmed a quorum.

Kitty made a motion to approve the February 21, 2024 meeting minutes with the previously submitted amendments. Tracy seconded the motion and it was unanimously approved.

Kat said some updates had been made on the website. Website upgrades were underway and going forward documents would be loaded onto the website in a timely manner.

Kat said she was waiting on Vision Accounting to finalize the financials. Kat explained she would continue to follow up with Vision Accounting and stress the urgency of providing that information.

Kat said answers had been provided to American Family Insurance and Mountain West Insurance would be providing the Loss Run Report for the past five years. No claims had been made in the past five years. It was agreed there must not be a lapse in insurance and Kat said she would continue to push and shop around for insurance renewal. Flood insurance was a challenge and Lloyds of London might be the only option again.

Prior to the meeting John and Kitty emailed information about exterior painting. Once a financial report was available it would be possible to determine how much money the Association had for the painting project. Once the amount was determined Complete Coverage bids would determine the amount of work. Kitty suggested changing trim colors for some buildings. Kat agreed to reach out to the owners who had delayed painting and still needed to make a decision on color. A response was required by April 1<sup>st</sup>. Kat agreed to contact Complete Coverage for bids.

John explained JT and Nick of Toad had met to inspect Cabinette crawl spaces and identify the priority units. John recommended approving work on Units 4, 5 and 15 as they required the least amount of work. Units 7 and 18 required significantly more work and might involve a special assessment for Cabinette owners. John made a motion for work to commence in the crawl spaces of Units 4, 5 and 15 as soon as possible. Erin seconded the motion and it was unanimously approved.

Kat agreed to write to the Cabinette unit which had a couple of screens leaning against the outside of the building. A deadline of April 1<sup>st</sup> would be given. Kat said a couple of emails had been sent out regarding an item outside another unit. April 1<sup>st</sup> would once again be the deadline.

Erin said dog poop bags still needed to be added to two locations. Kat said she would follow up with the maintenance crew.

Kat explained the State had prepared preliminary legislative updates for associations. Unfortunately, collection of delinquent dues and towing had not been amended in a way that was beneficial to the associations. Kat said groups continued to lobby and attempt to make changes in 2025 in favor of the associations. Kat explained a House Bill to provide insurance oversight for associations was proposed due to the significant increases in rates for HOA insurance.

John said ditch cleaning would be considered once the ditches were operating. John explained products were available and John would coordinate with Nick of Toad.

Kat said she had reached out to Law of the Rockies about the governing documents. It was agreed to not attempt an amendment of the Covenants at the present time.

Kat confirmed a draft letter to the City had been provided to the Board for a final review. John agreed to research the original Lazy K parking plan with the City. Kat agreed to reach out to the rental company for Lazy K to discuss parking. The letter would be sent to the City Manager, Mayor and City Council Members immediately. Kat said she would be willing to attend a City Council meeting if necessary.

The Money Market Account discussion was tabled until the next meeting.

Kat said a realtor had recently asked if the Association was HUD certified. It was agreed not to proceed at the present time as other lenders were willing to lend.

Spring cleanup by Toad would happen after the ditch irrigation was operational.

The next meeting was scheduled for Wednesday, May 8, 2024 at 9:00 a.m.

At 10:20 a.m. Erin made a motion to adjourn the meeting. Tracy seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

**Rob Harper**

**Toad Property Management**

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