**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**WEDNESDAY, MARCH 26, 2025**

**9:00 A.M. VIA ZOOM**

**Present:**

* Kitty Hasche
* Tracy Schwartz
* John Hasche
* Erin Welfelt
* Paula Greathouse
* Ryan Darby, Toad Property Management
* Ariston Awitan, Toad Property Management

**Agenda:**

* Call to Order
* Roll Call
* Establish Quorum
* Insurance
* Landscaping
* Toad Management
* Financials
* 2025 Painting
* Old Business
* New Business

The meeting was called to order at 8:58 a.m. and Ryan confirmed a quorum.

Ryan said the flood insurance documents had been signed. John explained in the past the Association paid 100% of the flood insurance and the next invoice to owners included their portion of the flood insurance. The Checking Account did not have sufficient funds to pay the $42,000 flood insurance and it would be necessary to transfer funds from other accounts. John made a motion to move $10,000 from the Capital Reserve to the Checking Account to help cash flow until owners reimbursed the flood insurance payment. The Reserve Account would be reimbursed as soon as funds were available.

Ryan explained Tyler of Make Life Beautiful and Ethan of Toad had spoken about the Landscaping and would be walking the property. A map was available and Ryan would share with Tyler and John. A bid would be obtained for the Landscaping work and a decision would be made by the Board.

Ryan said several members of the Toad maintenance team lived in Gunnison and Ariston Awitan, a new assistant property manager, lived in Gunnison and would be available to regularly walk the property. Concern was expressed that the bags at the dog poop stations were not being replaced as promptly as needed. Ariston would take over that responsibility and Ariston would receive a copy of the Checklist. Toad was currently preparing a schedule for maintenance work and inspections. Ryan agreed to share the contact information for Ethan and Josh who would be filling the role previously carried out by Nick.

Ryan explained some owners had complained about parking during the Winter. Some plumbing issues had occurred during the Winter. Some plumbing work was an owner expense and those invoices had been sent to owner. Other expenses would be a charge for the Cabinette Fund.

Ryan said the accounting team continued to follow up with owners who were delinquent on dues. Some payments had been made in recent months. John asked Ryan to research the reason for the increase in the February invoice for trash. The dumpster would need to be locked again in the Spring.

Damage had occurred to No Parking signs. The posts would be left in place and new signs added in the future.

Ryan said an owner had requested exterior painting in 2025. Mike Keith of Complete Coverage had been unable to paint in the Fall of 2024 and that work would be moved to 2025. Repairs to some units needed to occur prior to painting and that was an owner expense. John made a motion to hire a contractor to make repairs to the 5 units to be painted this year and the owners would be billed for that work prior to painting. Erin seconded the motion and it was unanimously approved. The owners would be notified in advance of the work commencing.

John and Kitty would finalize a newsletter to owners. Staining decks and porches would be an owner expense and owners would be reminded to do that work. Modification Reports were required for any changes, updates or modifications to the exterior of the units.

Snowpoles would be taken down.

Concern was expressed about snowmobiles, vehicles and a trailer being stored and parked in the wrong places. A sticker needed to be placed on the trailer. A flag was displayed on the inside of a garage window of one unit and the flag needed to be removed.

Driveway maintenance and tree maintenance would be reviewed in the Spring.

The next meeting was scheduled for Wednesday, April 9, 2025 at 9:00 a.m.

At 9:46 a.m. John made a motion to adjourn the meeting. Erin seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

**Rob Harper**

**Toad Property Management**