

WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, MARCH 7, 2023
9:00 A.M. VIA ZOOM

Present:

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

Agenda:

- Call to Order
- Proof of Notice
- Board Members Present – Confirm Quorum
- Approve Previous Meeting Minutes 01/20/23
- Painting Project
- Cabin 2 Curb Appeal Issue

The meeting was called to order at 9:04 a.m. and Kat confirmed a quorum.

Kitty made a motion to approve the minutes of the January 20, 2023 meeting. Tracy seconded the motion and it was unanimously approved.

Concern was expressed about the storage of items outside of Cabin 2. Kat said she had telephoned the owner and left a voicemail but had not heard from the owner and items outside Cabin 2 had not been removed. Unit 18 had responded to the telephone call to that owner and items on the porch had been removed. Kitty suggested adding a date to any stickers placed on items so it would be clear when the official 30 day notice period to move items commenced. Kat explained the Association needed to follow the 2022 State HOA Bill for the notice period. Fines could be levied against the owner after a 30 day notice period and then the Board could discuss the removal of items in violation of the Curb Appeal Policy. After discussion it was agreed Toad would reach out to owners in violation of the Policy and if action was not promptly taken Toad would put stickers on the items, write a letter to the owner and place a copy of the letter on the unit door. Kat agreed to put stickers (dated with the date of issue) on the items in violation of the Curb Appeal Policy at Cabin 2, write to the owner and put a copy of that letter on the door of Cabin 2.

Concern was expressed about Complete Coverage delaying the exterior painting twice in the past couple of years. Prices had increased since the original bids had been obtained and it was unclear if another contractor could be found to complete the work in a timely manner. Kat said there was \$33,865 in the Painting Reserve account. Kitty and John had spent several hours reviewing the two years of exterior painting bids and preparing a priority list. Janet said the Complete Coverage bids should not include decks and porches as they were an owner responsibility. John said three of the bids had incorrect addresses or stain included but the other bids were acceptable.

After discussion Kitty made a motion to accept bids from Complete Coverage for \$13,285 for work on the following units: #24, 103 Wild Rose, 117 Wild Rose, 115 Wild Rose, #22 and #23 and 100 Wild River. Jerry seconded the motion and it was unanimously approved. Kat agreed to contact the owner of 117 Wild Rose as siding repairs would be necessary prior to the painting. Erin confirmed siding repair at 103 Wild Rose would be completed in the next month.

John said three bids from Complete Coverage required additional discussion and amendment. John said addresses for 102 Wild River and 104 Wild River had been mixed up as the house descriptions on the Complete Coverage bids did not match. The Complete Coverage reference to a duplex at 104 Wild River did not make sense as a duplex did not exist. If Complete Coverage meant to reference 109 and 111 that duplex did not require attention at this time as it was fully painted in 2017. Kitty and John agreed to provide a list of questions for Complete Coverage so the bids could be amended.

Kat agreed to contact Mike Keith of Complete Coverage and Kitty agreed to provide her list of projects and concerns. Complete Coverage would be asked to perform the work in April/May, weather permitting.

Kat confirmed the assessment added \$570 per month to the exterior painting account.

Kat said there would be an update on flood insurance at the next meeting as the insurance agent was still working on it. Kitty said, according to a newspaper article, the remapping of the flood zone would not happen until 2026. Janet said she would follow up with the City for more information.

At 9:56 a.m. Kitty 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