

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, MAY 13, 2021
10:00 A.M. VIA ZOOM**

Agenda:

- Call to Order
- Proof of Notice.
- Board Members Present – Confirm Quorum.
- Approve Previous Meeting Minutes - 4-12-21

Business:

- Cabinette Issues
- Lending Regulations Update
- Landscaping Update
- Insurance Update
- Modification Requests
 - 104 Granite Dr
 - 1310 W Tomichi, #24
- Other Business

Present:

Jerry Mack
Ray Kingston
Erin Welfelt
Janet Amelio
Angie Krueger
John Hasche
Chet Boyce, Toad Property Management

The meeting was called to order at 10:01 am and Chet said there was a quorum with all Board members participating.

Jerry made a motion to approve the minutes of the April 12, 2021 meeting. Erin seconded the motion and it was unanimously approved.

It was agreed to move the Cabinette discussion to the end of the meeting.

Chet confirmed Jacob With had sent letters to the first lien holders addressing the potential amendment to the Covenants deleting any reference to a motel operation to assist owners in obtaining loans for Wildwood units.

Chet said Amanda had changed her business name from Mountain Thyme to Terra Aqua and a new three year contract had been signed. Chet confirmed Toad had performed cleanup work on the ponds to prevent blocking of culverts. Trees on the south side of the pond had also been addressed. Chet agreed to follow up with Amanda to determine if a new pump would be needed for irrigation.

Chet confirmed the first payment had been made for flood insurance and Chet said the Lloyds of London flood insurance assessment would be sent to owners as soon as Mountain West confirmed the breakdown of costs based on size of units. Chet said he had not received anything from Bette Naftz and Jerry said he would reach out to Bette.

Chet said he would notify the Board as soon as more information was available about Colorado mapping of the flood plains.

Chet said plans for window replacement had been submitted for 104 Granite. Jerry made a motion to approve the plans as submitted. Janet seconded the motion and it was unanimously approved. Chet agreed to send an approval letter to John Hasche.

Chet said plans had been submitted by 1310 West Tomichi #24 to change the carport to a garage. Chet confirmed the siding would match the existing structure. Ray made a motion to approve the plans as submitted. Janet seconded the motion and it was unanimously approved. Chet agreed to send an approval letter to the owners.

Chet said a letter regarding the cabinettes had been submitted by Angie Krueger and board members introduced themselves. Jerry explained the cabinette project had been discussed for several years and SGM engineering had prepared a detailed report of the recommended work. Angie Krueger questioned the need to perform such extensive upgrades and said some cabinette owners, approximately 85% of owners, did not support the work and would not pay the special assessments. Angie questioned why the Board only reviewed quarterly financial reports and did not give owners copies of estimates or invoices detailing the work performed and funded by the special assessments. Jerry explained how the Board reached the decision to assess the special assessment of \$200 and said \$85 went towards the cost of the engineering report and \$115 per month into the reserve account so the preventative maintenance could be performed in the near future. Angie suggested scheduling the work in phases so expenses could be scheduled every second year and Angie questioned how the Board could assess a special assessment without owners being part of the vote. Chet explained the process taken to reach the decision for the special assessment and said minutes of all the monthly Board meetings and annual meetings were available on the Toad website. John Hasche stressed the need to have a reserve account instead of expecting owners to fund a substantial special assessment with just a couple of months notice. To obtain bids and estimates from contractors it was essential to have the money available as contractors were busy and some contractors were unwilling to waste time giving Wildwood any new estimates. Angie asked to join the Cabinette Committee and present the opinions of other cabinette owners. It was agreed Angie would be welcome to join the Committee and would be notified of the next meeting of the Cabinette Committee.

At 10:56 am Jerry 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