

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION  
ANNUAL MEETING OF OWNERS  
SATURDAY, JUNE 25, 2016  
WILDWOOD'S GAZEBO  
9:00 A.M. – 11:00 A.M.**

**Call to order**

John Hasche, President of the Association, called the meeting to order at 9:00 am.

John said three owners were not current with their dues and /or special assessment for flood insurance and would not be eligible to vote at the meeting. After discussion it was agreed owners delinquent on dues would not be allowed to vote at the meeting and those delinquent on the flood insurance assessment would make prompt payment and be allowed to vote at the meeting.

John confirmed notice of the meeting had been mailed on May 20, 2016 and Rob Harper confirmed there was a quorum.

John read a brief statement from the Board regarding conduct at the annual meeting and said the Board wanted Wildwood to be the best it could be.

John explained owners would no longer be able to pay association dues by ACH as Gunnison Bank & Trust had cancelled that service and the topic would be removed from this meeting's Agenda.

**Acceptance of Minutes of 2015 Meeting**

Ron Watson made a motion to accept minutes from the 2015 meeting. Steve Ogden seconded the motion and it was unanimously approved.

**Introduction of Toad Property Management**

John Hasche introduced Rob Harper of Toad Property Management and said Toad had taken over management of the association in April when the previous management company had decided to no longer manage HOAs. Rob Harper explained Toad Property Management was based in Crested Butte and managed 35 homeowner associations as well as some commercial property. Rob said Toad was happy to assist Wildwood with the running of its homeowners' association and Toad shared the goal with the board of making Wildwood the best it could be.

**Financial Report**

John Hasche explained payment for the annual flood insurance policy was made from the Reserve Account and owner's payments of the special assessment were replenishing the Reserve Account.

Rob Harper said he had reviewed the past six years of financial records for Wildwood and during those years the reserves had been steadily reducing each year and in another three years the association would be facing a more serious issue and in his opinion the association needed to adjust the budget so the association would function within its budget.

Rob explained the Budget versus Actual sheet distributed with the meeting documents showed the association had spent more operating funds than the association had collected and reminded owners that the financial records were only for part of the year and more expenses would be added before the end of the financial year. Rob said most of the \$8,000 shown in Accounts Receivable was less than 30 days past due and only \$2,000 of that figure was delinquent and the association had hired an attorney, Jacob Witt, to commence foreclosure proceedings.

Linda Brothers said no single item was responsible for expenses exceeding the budget but the combination of several unexpected expenses, such as water leaks and frozen pipes, had pushed several line items over budget.

### **Management Company Report**

Rob Harper said since April Toad Property Management had been at Wildwood three days a week and picked up trash and debris, sprayed weeds, made small repairs requested by the Board and generally made Wildwood look the best they could within the Budget. Rob said Abe Fischer and his crew had been hired to cut the grass and manage the watering of the lawn.

### **Board Reports**

Linda Brothers thanked John and Kitty Hasche for the work they perform for the association and thanks were expressed to all owners who had attended the work day as it had made a big difference to the property. John Hasche shared a "laundry list" of tasks the Board has handled. Other residents thanked the Board as well. John said the Board was working with Toad for estimates of general maintenance issues and was continuing to work on porch light replacement, a warranty claim on the roof, tree replacement plan and repair of damaged asphalt due to a water leak. John said the City had confirmed replacement of the fence on the east side of the property was still on the schedule although no start date was known.

Perry Anderson thanked John for his work and asked for a clarification of the role of the management company. Linda Brothers said three changes in management companies had occurred and John Hasche said Toad was new to the association and over time Toad would be taking on more projects and the Board would be doing less. Rob Harper said the goal was to work as efficiently as possible and make sure everything was done well and work was not duplicated. Perry questioned if maintenance work was included in the management fees. Rob explained maintenance work, whether it was performed by Toad or by Abe Fischer or any other contractor, was not included in the management fee.

### **Committee Reports**

Curb Appeal Committee. Sherri Steele said the committee would be hosting a community clean up after the meeting and encouraged owners to join them. Thanks were expressed to those who had helped in the past on community clean up days or undertaken tasks on their own. Sherri thanked owners who had cleaned up porches and put fresh stain on the porches.

Grounds Committee. Linda Brothers said both herself and Sherri had pulled and taken away multiple bags of weeds from the east and west sides of Wildwood. Linda said the central areas were looking good but the east and west sides required more attention and Linda encouraged all owners to help with weed removal in those locations instead of paying contractors to pull weeds. Linda said Toad would be

spraying Milestone on the weeds in open areas, away from structures, and Rob Harper confirmed Milestone was a mild product recommended by the County.

Tree Committee. Doug Peachey said 75 Cottonwood trees were the main focus and a schedule and map had been prepared identifying those trees and future maintenance requirements. Doug said there were two trees on the schedule to be removed and John Hasche said a proposal from Abe Fischer had been received for \$1,100 per tree. John said stump removal was included in the new proposal but had not been included in earlier contracts.

Doug said there were 50 Aspen trees and some needed attention but were not the same safety concerns as the Cottonwoods. Sherri Steele and Nona Peachey said the Curb Appeal Committee had identified some Aspen trees that were touching roofs but the limbs were too high for the owners to reach. It was agreed assistance and advice would be needed to trim those Aspen trees.

### **Old Business**

John Hasche said at last year's meeting there had been discussion about dividing the association up and Jacob With had been hired to assist the association. Doug Peachey reported that after the attorney had done quite a lot of work it was clear there would not be any benefit to owners as lending institutions would not adjust their lending requirements and no further work would be performed on this.

John said exterior flood insurance had been discussed at last year's meeting and Mountain West Insurance had worked hard to find an acceptable policy. Thanks were expressed to all those that worked on the project and as Farmers Insurance had offered such preferential rates it was agreed the association should review placing the general hazard insurance with Mountain West and owners should contact Mountain West to obtain quotes for insuring the interior of their units. Pat Montgomery volunteered to make the first contact with Mountain West. Owners were encouraged to drain water heaters every few years or to have old water heaters checked regularly to ensure against any interior damage to units.

John explained the Board had taken valuations from the County Assessor and the special assessment for the flood insurance policy had been divided up between all owners based on those valuations. John said this was necessary as structures were different sizes and some homes were more at risk of flooding than others.

John said money had been allocated in the Budget for amending the Declaration. Most changes would be administrative changes required by CCIOA. After discussion Kitty Hasche agreed to review documents and notify owners of recommended changes that were in addition to those required by CCIOA.

### **Election of Directors**

After a short discussion John Hasche, Linda Brothers and Kitty Hasche were elected for an additional year.

Linda Brothers said she would be leaving in November if her house sold and encouraged owners to volunteer to join the Board. Kitty Hasche encouraged owners to volunteer for specific tasks if they did not want to join the Board.

## **New Business**

John Hasche said the 2016-17 budget proposed an increase in dues of \$50 per unit, per month and the removal of the motel cable television. John explained Time Warner could set up individual accounts for owners at \$90 per month for phone, internet and cable.

Ron Watson said he could not support such a large increase. Ron said he was in favor of a percentage increase based on the size of each unit as he understood the need to cover expenses and retain a reserve.

Following a discussion regarding appropriate levels of Reserve funds it was agreed the Reserve Study prepared by Paul Depp should be updated and presented to owners at the 2017 annual meeting.

Perry Anderson said he was not seeing any management and said the mowing was not well done and the person handling the watering was not able to handle the complexity of the system. Residents questioned if a dues increase would improve that. Rob Harper said he would speak with Abe Fischer regarding the residents' concerns and Rob said it had been very difficult to find anybody willing to take on both the mowing and the watering and Abe was the only person interested. Perry asked if owners would take responsibility for watering some areas. Perry Anderson, Doug Peachey and Keeven Ewald volunteered to take on this task for the rest of the summer and they were thanked by all. To reflect this savings it will be tracked in an Irrigation Improvement Reserve.

Ron Watson made a motion to increase dues by 10%, leave the cable television as it was, update the reserve study and neighbors to do the watering with any savings going into future irrigation improvements. Linda Brothers seconded the motion and the motion was approved with one vote opposing it. Rob Harper said he would speak to Abe Fischer about the quality concerns and also the amending of his bid. John Hasche said the Board would talk to Abe about the removal of trees.

The following Committee appointments were confirmed:

Long range planning – John Hasche, Kitty Hasche and Nona Peachey

Reserve Committee – Paul Depp, Ron Watson and Steve Ogden will work with Rob Harper on Reserve Study

Curb Appeal Committee – Sherri Steele and Nona Peachey

Grounds Committee – Linda Brothers, Sherri Steele and Perry Anderson

Tree Committee – Doug Peachey and Nona Peachey

## **2017 Annual Meeting Date**

It was suggested and agreed the next annual meeting would be Saturday, June 24, 2017 starting at 3:30 pm.

Meeting adjourned at 11:27 am.