

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, JULY 22, 2021
11:00 A.M. VIA ZOOM**

Agenda:

- Call to Order
- Proof of Notice.
- Board Members Present – Confirm Quorum.
- Approve Previous Meeting Minutes, 6-10-21

Business:

- Flood Insurance
- Asphalt
- Financials
- Construction parking on Wildwood streets
- Trailer, bike, motorcycle parking
- D&O/Umbrella Insurance
- Cabinette improvements
- Solar
- Wire down on Wild Rose

Present:

Jerry Mack
Ray Kingston
Erin Welfelt
Janet Amelio
Chet Boyce, Toad Property Management

The meeting was called to order at 11:06 am and Chet said there was a quorum with four Board members participating.

Jerry made a motion to approve the minutes of the June 10, 2021 meeting. Erin seconded the motion and it was unanimously approved.

Chet said he had received a breakdown of flood insurance per unit from Mountain West but was still waiting for Lloyds of London to respond with their premium calculation. The \$24,000 premium had been paid by the Association and owners would reimburse the Association once the per unit premiums were known. Erin suggested owners receive an estimated invoice and the actual per unit cost would be adjusted once Lloyds of London provided the breakdown of figures. Invoices normally went out in April of each year and were already delayed and the Association needed those funds to move forward with other work. Chet agreed to prepare a spreadsheet setting out the costs and circulate to the Board for review and approval. Jerry made a motion to calculate the 2021 flood insurance using the 2020 figures plus the premium increase and adjustments would be made once Lloyds of London responded. Janet seconded the motion and it was unanimously approved.

Chet confirmed exterior painting had been scheduled.

Erin agreed to reach out to an asphalt company and explain \$51,600 would be available by the end of the year and find out how much work could be completed for that amount. Erin said she would contact SealCo and report back to the Board. Chet said ASR had lost some key personnel and ASR would not be providing a bid for the work at the cabinettes.

Prior to the meeting financials had been circulated to the Board. Chet explained landscaping expenses were over budget. Chet said a delinquency letter had been sent out and the owner had 30 days to correct the delinquency. Jerry made a motion to continue with legal remedies to collect the delinquency after August 20, 2021 if payment was not received. Janet seconded the motion and it was unanimously approved.

Chet said there had been an issue with construction parking from a neighboring property but that appeared to have stopped. Chet said he would monitor the parking and action would be taken if necessary.

Chet said the motorcycle had been moved from the Gazebo but was now parked near Cabinettes 2 or 3. After discussion it was agreed to once again sticker the motorcycle for removal.

Chet said the camper had been moved and a trailer had been moved away from the parking lot. A request had been received to permit trailer and camper parking in the overflow parking lot. It was agreed to discuss at the annual meeting and Chet said he would send an email to update the owner who had made the request.

Concern was expressed about bikes stored on the walkway of the Cabinettes. Chet agreed to follow up and request bikes be moved to the bike racks.

Chet agreed to forward Director & Officer insurance documents to Jerry for review.

Chet said with ASR pulling out of the cabinette work he would continue to reach out to contractors in an attempt to find a general contractor willing to bid on the cabinette project. Jerry said he would schedule a Cabinette Committee meeting for Thursday, July 29, 2021 at 10 am.

Concern had been expressed about roof strength for the installation of solar panels, snow build up and appearance. After discussion it was agreed Chet would send a questionnaire to owners to obtain opinions regarding solar panels.

Chet explained a tree had been removed on Wild Rose and a CenturyLink wire was now on the ground, in the road. Chet said CenturyLink would respond but it did not appear to be a priority for them. Erin and Chet agreed to follow up with CenturyLink.

Janet said the recent tree core samples had confirmed the trees were healthy.

The next meeting was scheduled for August 26, 2021 at 10 am.

Ray made a motion to adjourn the meeting at 12:10 pm. Janet seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

Rob Harper

Toad Property Management

DRAFT