

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 27, 2022
11:00 A.M. VIA ZOOM**

Agenda:

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

Business:

- Open Board Seat
- HB 22-1137
- Financials
- Asphalt update
- Painting
- Landscaping
- Curb Appeal
- Insurance
- Committee Update

Present:

- Jerry Mack
- Kitty Hasche and John Hasche
- Erin Welfelt
- Janet Amelio
- Chet Boyce, Toad Property Management
- Kat Loughan, Toad Property Management

The meeting was called to order at 11:04 am. Chet confirmed that notice of the meeting had been sent on July 18, 2022, and there was a quorum with all Board members participating.

Kitty made a motion to approve the minutes of the June 7, 2022 meeting as corrected. Janet seconded the motion, and it was unanimously approved.

Chet introduced Kat to the Board and said Kat would be replacing him in the near future as the Wildwood property manager.

Chet explained Alexis Armstrong had sold her unit and left the Board and the vacant term would finish in November. After a short discussion it was agreed to email owners asking for volunteers to join the Board after the November meeting.

Chet said the State of Colorado had introduced HB 22-1137 and Toad had sent an email to the Board summarizing the changes all associations would need to make to be in compliance with HB 22-1137, effective mid-August. Chet explained collection and enforcement policies would need to change and an attorney was currently drafting revisions to the policies and they would be shared with the Board as soon as possible. Chet said the State regulations were stronger than any association governing documents and Covenants and Bylaws would not require amendment.

Prior to the meeting Chet distributed financial information to the Board. Chet confirmed the figures went through June 30, 2022. Chet said some corrections had been made to some of the expenses since distributing the report as those expenses had been put into the wrong line items. Chet said an updated report would be distributed to the Board at the end of July. Chet explained the hourly rate for Toad services had increased but Chet said he did not expect that to have a large impact on the Budget.

Chet said SealCo had patched potholes and as the pothole repair was less than anticipated SealCo had recommended crack sealing which would be a benefit to all owners. It was generally agreed SealCo needed to go ahead with the crack sealing. One month remained on the asphalt special assessments.

Chet explained exterior painting was scheduled for the Fall with Complete Coverage and as contractors in the valley were so busy it was unlikely another contractor could be found to do the work earlier. Chet said Complete Coverage would honor the bid they had previously provided. The Complete Coverage work would use most of the funds currently collected for exterior painting. It was generally agreed adhering to the paint colors was important and if people wanted to change the exterior color or make some changes it would be necessary to complete the modification form and go through the review process. Removal of exterior painting from the Budget would reduce monthly dues for owners and owners would be responsible for exterior painting of individual units.

Concern was expressed that owners might be under insured as the governing documents regarding the exterior of each unit was confusing to some people. Jerry agreed to research his files to find out what information had already been presented to owners. Two attorneys had been hired in the past to review and explain the governing documents and provide interpretations of the limited common elements.

No updates were available on the FEMA flood map revisions and John said he would continue to check on a daily basis.

Chet said Charlie was charging \$40 per hour for landscaping work and it was generally agreed Charlie was doing a good job. Chet agreed to reach out to Charlie to find out if he would want to stay on for the 2023 season and multiple years. Chet explained watering was a large expense and quotes for an irrigation system were being requested. The upfront cost of an irrigation system would be a large expense.

Chet said "no parking" stickers could not be placed on Lazy K construction vehicles as those vehicles were parking on City land and not Wildwood. Chet said some progress had been made and less vehicles were parking although problems continued and concern was expressed about access to the dumpsters. Chet agreed to reach out to the City Manager to discuss future parking on Tomichi from 4th Street to east of the Gross property as residents of the new units might park on the street instead of using their parking lot.

Kitty said two units had bikes parked in front of their units. Chet agreed to reach out to the units. Concern was expressed about construction materials or waste from tenants moving out of units being placed in the dumpster and Kitty said some waste had been moved to the other dumpster to avoid additional charges from the City for trash removal.

Chet said the Worker's Compensation Policy was in place and the first premium had been paid. Chet agreed to circulate the Policy to the Board or any interested owners.

John explained work was completed on the first of the dog houses and electrical contractors were being hired. John said the electrical contractors thought the engineering report over estimated the scope of work and the contractors would complete work according to current electrical code.

John said the screening in the Gazebo had been removed and linseed oil had been applied. John explained the new screen would be installed as soon as possible.

Chet said there was approximately \$20,000 in the Cabinettes fund for the future projects.

The next meeting would be in September to discuss and approve the 2022/2023 Budget and the annual meeting in November.

Erin, Janet, Kitty said they would be willing to continue on the Board, Jerry was undecided and Chet agreed to email owners asking for volunteers.

At 12:21 pm Erin made a motion to adjourn the meeting. Kitty seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

Rob Harper

Toad Property Management