

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, AUGUST 7, 2025  
9:00 A.M. VIA ZOOM**

**Present:**

- Tracy Schwartz
- John Hasche
- Paula Greathouse
- Chris Miller
- Ryan Darby, Toad Property Management

**Agenda:**

- Call to Order
- Roll Call / Establish Quorum
- Approve Previous Meeting Minutes
- Vote on Tree Bid & Verify Budget
- Vote on Crack Seal
- Pond Maintenance Discussion
- Mosquito Control Plan
- Jerry & Wendy Mack Modification Form Vote
- 2026 Board Members and Candidates
- Annual Meeting Prep Date
- Schedule Monthly BOD Meetings April – October
- Next Meeting Date
- Other Business
- Adjourn Meeting

The meeting was called to order at 9:02 a.m. and Ryan confirmed a quorum.

John made a motion to approve the minutes of the March 26, 2025 meeting. Tracy seconded the motion and it was unanimously approved.

Ryan explained the Association had received a \$6,000 proposal from SealCo for crack sealing. John said owners regularly went to the area of the mailbox and John suggested the Association consider adding asphalt to that area. John said he had requested an estimate for that project. Wildriver and the east side of the Cabinettes were additional areas which needed to be repaired but a lower project than the mailbox. Paula said a neighboring property had recently used a Denver company for asphalt and their price had been much lower than the local contractors. Paula said she would share the contact information for the Denver company. John said he would reach out to a company working on another nearby property.

John said there was approximately \$45,000 in the Checking account at the current time. John said he had been spraying vinegar on weeds in preparation for the crack sealing. John made a motion to approve the \$6,000 estimate from SealCo for crack sealing. Paula seconded the motion and it was unanimously approved. Ryan agreed to contact SealCo and a deposit of 50% would be required.

John made a motion to approve the \$8,800 tree bid from Tomichi Trees. Tracy seconded the motion and it was unanimously approved. Ryan agreed to reach out to Tomichi Trees and John said the work would start in late August.

John explained several owners had helped him to clear clogged ditches. He became aware of the issue when an owner reported the level of water in a pond was rising. John said the vegetation in the ponds had not been treated in 2025 and John suggested the work be included in the Budget for 2026. The product would cost approximately \$1,100.

Ryan said work had been performed on Pump #3 and John said additional work was required.

John asked Ryan to reach out to the Mosquito Control company as additional treatment of the ponds was required.

Jerry & Wendy Mack had submitted a Modification Form to replace some windows with a similar product. John made a motion to approve the project proposed by Jerry & Wendy Mack. Paula seconded the motion and it was unanimously approved.

Tracy would be retaining her unit but would be moving away from the area. The passing of Kitty had created a vacancy on the Board. Ryan said he would email owners asking for volunteers to join the Board.

The annual meeting would be scheduled for November and Ryan would email a date.

Board meetings would be September 18, 2025 and October 16, 2025.

Ryan agreed to reach out to Blue Dog Home Improvement to finish the glue and screw on the remaining roofs prior to the start of Winter.

John said some items had been left outside two units.

John thanked Matt Miller for his help with projects around the property.

Ryan said he would review delinquent accounts with the Accounting team.

At 9:35 a.m. the meeting adjourned.

Minutes respectfully submitted by:

**Rob Harper**

**Toad Property Management**