

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, AUGUST 26, 2021
10:00 A.M. VIA ZOOM**

Agenda:

- Call to Order
- Proof of Notice.
- Board Members Present – Confirm Quorum.
- Approve Previous Meeting Minutes, 7-22-21

Business:

- Financial Review and Cabinette Fund
- Wire
- Asphalt
- Curb Appeal/East Cabinettes
- Questionnaire Review/Letter
- Project Review: Trees, Staining, Landscaping
- Annual Meeting
- Other Business

Present:

Jerry Mack
Ray Kingston
Erin Welfelt
Janet Amelio
Chet Boyce, Toad Property Management
John Hasche, 104 Granite Drive and Unit 3
Tommy Townsend, 109 Wildriver Lane

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

Janet made a motion to approve the minutes of the July 22, 2021 meeting. Jerry seconded the motion and it was unanimously approved.

Chet said a quarterly financial review had been circulated to the Board prior to the meeting. Chet explained the Cabinette Improvement Fund had collected \$14,400 during the year. SGM Engineering had been paid \$12,703 and the Tiger Electric invoice for the GFCI outlet upgrades was \$2,331. The Cabinettes needed an additional \$634 to be able to fully reimburse the Association for the two expenses and then funds would begin accruing for future Cabinette expenses. Chet said he had not been able to find a contractor willing to do future work on the Cabinettes and Chet asked the Board members to consider potential contractors to contact. John Hasche explained his contractor was still researching options for the “dog houses” on the cabinettes and it was agreed the dog houses would probably be the next Cabinette project when funds permitted.

Chet explained flood insurance invoices had gone out in early August to all owners and funds to reimburse the Association for the flood insurance were being collected. Janet said the flood mapping would be adjusted in 2022 or 2023 and those changes might impact the flood insurance but until a more

accurate map was produced by FEMA it would be necessary to obtain flood insurance based on the existing map from 2013. Janet said Cody, an engineer at the City, recommended waiting for the updated FEMA map instead of paying to have a survey completed and then filing the paperwork for an exemption from the existing regulations. Jerry said he would update owners in the next newsletter.

Most of the expenses were running close to Budget. Chet said two units had been threatened with foreclosure/collection and the accounts had been paid in full.

Chet confirmed CenturyLink would be digging a trench, the east side of Wildrose Lane, and burying the telephone cable which had been hanging in a tree.

Chet said the City was in the process of rerouting an electrical cable and that should solve the problem with the irrigation for the lawns at the front of the buildings. Chet said he was not aware of any changes to irrigation schedules, due to the dry year, at the present time.

Erin said SealCo would be providing a proposal for the driveway and the work could be scheduled prior to the start of Winter.

Concern had been expressed about Unit 19 leaving items on the porch and several other units with items, which were in violation of the Curb Appeal document, were discussed. Chet said weeds were starting to come through the gravel and the weeds would be treated again. Chet agreed to follow up on the dog houses if the roofs had become loose again. How to deal with small, occasional, violations of the Curb Appeal document was discussed. Chet explained in the recent questionnaire 41.7% of owners supported parking of trailers and campers behind the cabinettes in the overflow parking area and 41.7% of owners voted no on the same question. After discussion it was agreed there was not sufficient support at the present time to change the curb appeal policy. Chet agreed to email the owner who had requested a change to the Curb Appeal Policy.

Chet said in the questionnaire 62% of owners supported owners adding solar panels to a roof. After discussion about concerns relating to structural, appearance, maintenance and liability Jerry made a motion to discuss at the annual meeting. Janet seconded the motion and it was unanimously approved.

Chet said the tree work had cost \$3,250 from a budget of \$3,000. Janet said there were some branches on the roof of the west cabinettes and she would attempt to get some of the lower ones. Jerry agreed to reach out to owners in the newsletter to find out if there were any volunteers to assist with small projects around the property.

Chet said Mike of Complete Coverage expected to start work in mid-October for exterior painting/staining. Janet said she had purchased the siding for the repair of her unit and removal of dry rot and would paint the siding prior to installation. After discussion it was agreed Janet would pay the cost of removal and replacement of the area of dry rot. Individual owners were responsible for the staining of their decks and it was agreed owners needed to be reminded of that.

Short term or occasional weekend parking of trailers was discussed. After discussion it was agreed short term parking of vehicles or trailers was not a problem or concern and no action needed to be taken. If the parking violation lasted a couple of days then action would be taken.

Landscaping cost had increased from \$21,000 to \$24,000 but the service was not as good as prior years. Janet agreed to research landscaping options.

Chet said the annual meeting was scheduled for Saturday, November 13, 2021 at 9 am via Zoom. At the next Board meeting a Budget would be reviewed and adopted by the Board. Owners would ratify the 2022 Budget at the annual meeting. The Board would continue to discuss the requirements for the installation of solar panels in preparation for the annual meeting.

John explained the Gunnison Fire Chief was still attempting to establish a hazardous material disposal day and notification would be in the local newspaper.

John said an 811 request for the cabinettes would be made for a locate of utilities and photographs of the locates would be taken.

A barking dog at 106 Wild Rose was frequently disturbing the neighborhood. Chet agreed to follow up and sent a letter to the owner.

Chet said 102 Granite might be submitting some exterior artwork for approval by the Board.

The next meeting was scheduled for September 22, 2021 at 10 am.

Ray made a motion to adjourn the meeting at 12:08 pm. Janet seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

Rob Harper

Toad Property Management