

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, SEPTEMBER 18, 2025
9:00 A.M. VIA ZOOM**

Present:

- John Hasche
- Paula Greathouse
- Erin Welfelt
- Ryan Darby, Toad Property Management

Agenda:

- Call to Order
- Roll Call / Establish Quorum
- Approve Previous Meeting Minutes
- Financial Review
- Discuss Paving Bid
- Leaf Removal Plan Discussion
- Joyce Proposal for Sight Blocking Fence at the Pond Discussion
- Blue Dog Screw & Glue Update
- Next Meeting Date
- Other Business
- Adjourn Meeting

The meeting was called to order at 9:00 a.m. and Ryan confirmed a quorum.

John made a motion to approve the minutes of the August 7, 2025 meeting as presented. Erin seconded the motion and it was unanimously approved.

Prior to the meeting a financial report had been circulated to the Board. Ryan confirmed both Tomichi Trees and the SealCo invoices had been paid. Ryan said all tree expenses would be grouped together in the accounting software.

Ryan explained legal expenses had been incurred to collect delinquent dues on three units. Two units had made a payment and wanted to enter into a payment plan. Ryan said he would reach out to the other unit owner.

Concern was expressed about the trash removal expenses. Ryan agreed to reach out to City of Gunnison to discuss the increased costs.

John said he had obtained a SealCo paving bid of \$63,360 to remove existing chipseal material, prep and then pave the area. Ryan would obtain additional paving bids.

Ryan agreed to remind Tyler to complete leaf removal. Paula said Tyler had been working on the irrigation pump and Tyler had expressed concern that the pump had been installed incorrectly. Ryan agreed to follow up and provide an update to the Board.

John explained Joyce had suggested building a fence hiding the pond from some areas. Joyce had proposed a fence using 4 x 4 posts and metal roofing material. Joyce would be willing to pay half of the labor cost and provide the metal. As work would not happen until 2026 it was decided to discuss at the annual meeting.

Blue Dog Home Improvement would be onsite the week of October 6, 2025 for the remaining Screw & Glue on the roofs. In the future the work would be scheduled every 3 years.

The next meeting would be October 16, 2025 at 9:00 a.m. A draft 2026 Budget would be approved at that meeting.

Ryan said he would check that Welcome Letters were still being sent to new owners.

At 9:25 a.m. John made a motion to adjourn the meeting. Erin seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

Rob Harper

Toad Property Management