

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 22, 2021
10:00 A.M. VIA ZOOM**

Agenda:

- Call to Order
- Proof of Notice
- Board Members Present – Confirm Quorum
- Approve Previous Meeting Minutes, 8-26-21

Business:

- Budget discussion and approval
- Annual meeting prep
- Asphalt decision follow up
- Other business

Present:

- Jerry Mack
- Ray Kingston
- Janet Amelio
- Chet Boyce, Toad Property Management
- Joe Robinson, Toad Property Management
- John Hasche, 104 Granite Drive and Unit 3

The meeting was called to order at 10:02 am. Chet confirmed that notice of the meeting had been sent on September 17, and there was a quorum with three Board members participating.

Jerry made a motion to approve the minutes of the August 26, 2021 meeting. Janet seconded the motion, and it was unanimously approved.

Chet explained the purpose of the meeting was to review and approve a 2022 Budget. Prior to the meeting a draft 2022 Budget had been circulated to the Board. Chet explained a dues increase was not necessary despite the increase in the management fee. Chet said savings had been identified in other line items and paving expenses were part of the special assessment instead of the operating budget. Janet said she expected to receive a landscaping bid from Great Escapes and that bid would be circulated to the Board for review and comparison with the current landscaping service.

Chet said water levels in the ponds were low and the irrigation system would be winterized in the next few weeks.

Chet said SealCo had inspected the paving and identified areas of concern. Asphalt had been used on some areas and other areas had the less durable chip and seal. SealCo recommended gradually removing sections of chip and seal and aging asphalt and replacing with a 3-inch-thick layer of new asphalt. A very rough estimate from SealCo for the entire surface was \$750,000 to \$1 million. Chet cautioned that due to the volatility of the labor market, oil prices, and other variables SealCo bids were

only valid for 10 days and the fluctuating price made it very difficult to plan ahead. Chet said the paving assessment of \$100 per unit would generate \$51,600 by the end of the year. After a long discussion it was suggested the \$100 per month, per unit, paving assessment would need to continue through 2022 in order to have funds available to deal with asphalt repairs/replacement. Chet agreed to have paving bids and information available for the November 13th annual meeting to help owners understand the need to continue with the paving assessment. A final decision on a 2022 Paving Assessment would be made at the next Board meeting.

John Hasche expressed concern about the Cabinette Assessment continuing when it had not been possible to find a contractor to complete the work. After a long discussion it was agreed funds needed to be available to complete essential work on the Cabinettes as contractors became available and reducing the Cabinette Assessment for 2022 to \$50 per month, per unit was suggested as a suitable compromise. A final decision on the Cabinette Assessment would be made at the Board meeting immediately after the Annual Meeting.

Ray made a motion to approve the 2022 Budget. Janet seconded the motion and it was unanimously approved.

It was agreed the Board would continue to research Limited Common Elements in the governing documents and obtain legal advice as necessary.

Annual Meeting documents would be mailed to all owners on or around October 4th and Chet asked Board members to provide additional Agenda items. Jerry volunteered to present the Cabinette Committee report at the meeting and there would also be a discussion on solar panels.

It was generally agreed the Curb Appeal Policy needed to be consistently enforced. Complaints had been received regarding Unit 18 and Chet agreed to circulate photographs to the Board and Ray agreed to reach out to the tenant.

It was generally agreed tree thinning as an owner expense on an as needed basis was acceptable. However, tree removal would require prior approval from the Board.

The next Board meeting would be November 13, 2021 immediately after the Annual Meeting scheduled to start at 9 am.

Janet made a motion to adjourn the meeting at 11:22 am, seconded by Ray, and unanimously approved.

Minutes respectfully submitted by:

Rob Harper

Toad Property Management