

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 20, 2023
9:00 A.M. VIA ZOOM**

Present:

- Kitty Hasche
- Erin Welfelt
- Matt Swatek
- Jerry Mack
- Tracy Schwartz
- John Hasche
- Kat Loughan, Toad Property Management

Agenda:

- Call to Order
- Roll Call
- Establish Quorum
- Approve Previous Meeting Minutes 8/30/23
- Financials as of August 31st
- Insurance
- Snow Removal
- Update on Tree Removal from 9/11
- Cabinette Committee
- Pre-budget Planning
- Tree Replacement Plan
- Old Business
- New Business

The meeting was called to order at 9:06 a.m. and Kat confirmed a quorum.

Kitty made a motion to approve the August 30, 2023 meeting minutes. Matt seconded the motion and it was unanimously approved.

Kat explained the August 31st financials had not yet been updated with the comments/requests from the prior meeting. Kat said April was working on revisions and those would be included in the September financials. Kitty expressed concern about the owner delinquency and Kat said she had been unable to reach the owner by email or phone. After discussion Kitty made a motion to send a certified letter to the owner requesting payment of the delinquent dues. Jerry seconded the motion and it was unanimously approved.

Kat said complaints had been received about rental guests in Cabinette 16 and the complaints had been over the past couple of months. After discussion Kat agreed to send a certified letter to the owner of Cabinette 16 alerting them of the need to have short term rental guests abide by the rules and regulations of the Association.

Kat agreed to follow up on the “payables” report as Kitty expressed concern about some of the entries. Kat said she would send the Board copies of any recent letters to owners.

Kat said Stefan of Mountain West Insurance could not attend the meeting. Kat explained many associations had encountered recent price increases. Kat said generally flood insurance was less expensive for individual owners than it was for an Association. Kitty explained the Covenants required the insurance and it might be expensive or prohibitive for the Association to make a change to governing documents. Matt said he had made inquiries and discovered it would actually cost him more to insure individually instead of the rates for the Association.

Kitty explained FEMA would not update the flood map until 2026 and the Association would have to continue with flood insurance until all Wildwood property was removed from the flood area.

Jerry expressed concern that replacement cost for the buildings was too low. Kat said Stefan of Mountain West would be willing to participate in a future meeting to discuss insurance coverage. Kat agreed to find out when Stefan would be available and report back to the Board. Kat encouraged Board members to formulate questions prior to the meeting.

Kat said she had received one quote for snow removal and was waiting for another quote to come in. Kat explained Never Summer Landscaping had been recommended by several different entities and Kat said Toad would continue to follow up to get a contract signed.

Kat explained a large tree branch had come down in September and Toad had responded promptly.

John and Kitty had provided a breakdown of income and expenses for the Cabinette owners and estimated approximately \$21,865 in the Cabinette account. That information had been provided to Toad. John said he had reached out to another electrician/contractor and some of the crawl spaces would be inspected to determine if the new contractor was interested in doing the work.

Kat explained the Toad increase for the management fee would be 4% in 2024. Insurance might be a line item that would be increased if coverage was changed. Jerry said the budget for tree removal would need to be increased in 2024. Kitty suggested glue and screw on all of the roofs be included in a future Budget and Kitty said Blue Dog Home Improvement had done the work in the past. Toad would follow up and obtain some pricing. Kitty suggested crack sealing on the driveway be considered. John agreed to provide Kat with a copy of the old capital plan.

Kat said a draft Budget would be provided to the Board for review and discussion.

John said he had met with Alpine Landscapes & Construction regarding a Tree Replacement Plan. John explained the cost per tree would be between \$845 - \$1,200 and the size and type of tree could be selected by the Board. John suggested replacing the Cottonwoods with other trees over the next few years. John said the company would install the trees but regular maintenance/irrigation would need to be in place. Kat said in 2025 there might be a Statewide Wildfire Mitigation Plan introduced. Kitty said tree trimming needed to be in the Budget for the future. John agreed to email the spreadsheet from Alpine Landscapes & Construction.

Concern was expressed about bikes being stored at various locations around the property and Kat agreed to follow up.

Matt said he would continue to follow up on interest bearing accounts for the Association and Kat or April would respond to his recent questions.

The next meeting was scheduled for October 11, 2023 at 9:00 am and Kat agreed to send a meeting invite.

At 10:15 am Kitty made a motion to adjourn the meeting. Tracy seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

Rob Harper

Toad Property Management

DRAFT