

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, OCTOBER 17, 2019
9:00 A.M.**

Present: Karen Redden
Erin Welfelt
Jerry Mack (by phone)
Rob Harper, Toad Property Management
Ian Ryder, Toad Property Management

The meeting was called to order at 9:04 am and a quorum was confirmed. A motion was made to approve the minutes of the September 19, 2019 meeting. The motion received a second and was unanimously approved.

Jerry at SGM had submitted a bid of \$15,250 to inspect the buildings and prepare a report outlining essential repairs. Rob explained August at REG also intended to submit a proposal. After discussion it was agreed to draft specific questions for the Association's legal counsel clarifying responsibility to pay special assessments for specific limited common element building repairs. Specific attention would be requested regarding Articles 21.2, 21.3.1 and 21.3.2 of the Declaration. It was agreed a second attorney, outside of Gunnison County, would be asked the same questions and suggestions for that attorney, experienced in Colorado HOA law, would be available at the next meeting.

After discussion a motion was made to approve the installation of metal guttering on carports or garages if requested by cabin owners subject to the guttering coordinating with the house color and the cost of guttering and installation an expense of the owner of the specific carport or garage. The motion received a second and was unanimously approved. Rob agreed to follow up with the four owners most impacted by the ice build up and confirm if they were willing to pay for installation of guttering prior to winter.

Rob explained a significant amount of maintenance work had been completed and that had resulted in expenses exceeding income at the present time but that would adjust as more dues payments were received.

It was agreed exterior paint would be reviewed again in the Spring and at the present time buildings were generally looking good.

It was agreed loan requirements from Community Banks would be discussed at the next meeting when more information was available.

Rob said Toad would continue with maintenance projects in preparation for winter and Amanda would be completing the final landscaping projects.

The meeting adjourned at 9:55 a.m.

Minutes respectfully submitted by:

Rob Harper

Toad Property Management

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