

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, OCTOBER 20, 2022
4:00 P.M. VIA ZOOM**

Agenda:

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

Business:

- Status of Cabinette Committee & Solar Committee
- Flood Insurance
- Curb Appeal
- Assessments/Improvements in 2023
- Storage Space
- CPI
- Budget & Financials

Present:

- Jerry Mack
- Kitty Hasche and John Hasche
- Erin Welfelt
- Janet Amelio
- Kat Loughan, Toad Property Management

The meeting was called to order at 4:10 pm. Kat confirmed there was a quorum with all Board members participating.

Kitty made a motion to approve the minutes of the July 27, 2022 meeting. Jerry seconded the motion, and it was unanimously approved.

Kitty said she had two additional topics for the Agenda. The new State House Bill for homeowner associations and exterior painting.

John said an electrician would be working under Unit 3 of the Cabinettes. The electrician would make the necessary repairs at John & Kitty's expense and then report back on the work so the Association could schedule similar work on the other Cabinette units if necessary.

Jerry suggested the Solar Committee would be disbanded as Alexis had left and no owners had volunteered.

Kat explained the tenant at Unit 7 of the Cabinettes had reported a sewer smell. Kat said after research the insurance adjuster had investigated under the Cabinettes and thought the smell was coming from

food debris stuck in the pipes from the kitchen sink. Kat said somebody would deal with that pipe and the Board would be updated once resolved. Erin asked that the Board be updated by email as the issues came up.

Kat said Toad would follow up with Unit 9 and make sure the crawl space was securely closed and sealed. Concern was expressed the door for the window well had been damaged by a contractor working on a remodel of Unit 9. Kat agreed to report back to the Board.

Kat explained one owner was delinquent for two units, \$1,859 for one unit and \$400 for the other unit. Kat said Chet had been following up with the owner and Kat had recently reached out to the owner and left a message. After discussion Janet made a motion for a certified letter demanding payment to be sent to the owner delinquent by \$1,859. Erin seconded the motion and it was unanimously approved.

John said FEMA had not yet updated mapping for Gunnison and flood insurance needed to remain in place. It was generally agreed an appraisal for a rebuild value would be put on hold until the new mapping was released by FEMA. Janet said new FEMA mapping was anticipated in 2023. John said any appeal against the mapping would have to go through the City of Gunnison.

Kitty asked for a note to go to the Cabinette owners alerting them that the bicycle racks and the picnic table would be moved to the Gazebo for the winter. Kitty said some of the bikes appeared to be abandoned and Kat said she would follow up and have owners/tenants identify their bikes and any unclaimed bikes could be disposed of.

Janet expressed concern about campers, boats and vehicles being stored around the island. Erin said the Curb Appeal Policy stated that the area by the island was guest parking. Kat agreed to draft a parking reminder to owners/tenants and request removal of items. It was also agreed to discuss at the annual meeting. Stickers could be used if action was not taken after the email reminder about parking.

Janet said the work on the east side of the property had been good during 2022 and the area generally looked better after weed killing and mowing in that area. Jerry suggested landscaping in that area during 2023 and it was agreed to discuss again in the future as it was a snow storage area.

Kitty asked if the large Wildwood entry sign could be repainted using a different color on the background. Kat agreed to follow up with the maintenance crew.

Kitty said the Association's equipment was being stored in the storage space and in the past the landscaping crew had used the storage space. It was agreed no money would be spent on the storage space at the present time.

Kat said Rob Harper was preparing another financial presentation to show income and expenses over the past few years.

Kat explained the State House Bill was being reviewed by an attorney and governing documents would be updated in accordance with that House Bill. Kat said Toad had hired the attorney to make the review for all associations managed by Toad and Kat did not know if some of those costs would be paid by Wildwood.

Kat said she did not have an update on exterior painting in 2022. Concern was expressed that Complete Coverage had performed work on one house during 2021 and had not done anything in 2022. Kat agreed to reach out to Complete Coverage. Responsibility for exterior painting was discussed and it was agreed to continue with the painting assessment. It was agreed the Covenants were confusing on exterior maintenance and it was important the Board be consistent on how the Association responded.

Kat explained a new snow removal company was needed for 2022/2023 as the prior contractor was not continuing. Kat said she was reaching out to snow removal contractors and would report back to the Board.

Prior to the meeting Kat distributed a draft 2023 Budget and said it was based on prior year actual expenses and anticipated increases. Kat explained expenses in the 2023 Budget had been increased by approximately 9% and dues had been increased by approximately 4.5%. Kat said management fees were being increased by 8%. Expenses, line by line in the draft 2023 Budget, were discussed and adjustments made as necessary. Kat confirmed the Budget had \$10,000 going to the Reserve Account.

The annual meeting was scheduled for November 12, 2022 at 9:00 a.m. and Kat said she would include financial information with the annual meeting notice documents.

Kitty made a motion to adopt the 2023 Budget as discussed, with an increase to the electric of \$1,000 and present to the owners at the annual meeting. Jerry seconded the motion. Erin expressed concern about adopting a dues increase without having discussion with owners. This was clarified that the budget get presented and then may be ratified or rejected. The draft budget was then approved.

Kitty said expenses continued to increase but there had not been a dues increase in the past couple of years.

Kat explained the 2023 Budget would be presented to owners and at least 67% of all owners would be necessary to reject the Budget and continue with the prior years Budget. (this fact was later checked and corrected to clarify that the budget can be rejected during an annual meeting if a majority of homeowners vote it down. This is described in Article 22, item 2.2 of the bylaws.)

Kitty made a motion to present the 2023 Budget to the owners at the annual meeting. Jerry seconded the motion and it was unanimously approved.

At 5:43 p.m. Janet made a motion to adjourn the meeting. Kitty seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

Rob Harper

Toad Property Management