

WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 11, 2023
9:00 A.M. VIA ZOOM

Present:

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

Agenda:

- Call to Order
- Roll Call
- Establish Quorum
- Approve Previous Meeting Minutes 9/20/23
- Draft 2024 Budget
- Old Business
- New Business

The meeting was called to order at 9:02 a.m. and Kat confirmed a quorum.

Kitty made a motion to approve the September 20, 2023 meeting minutes. Tracy seconded the motion and it was unanimously approved.

Prior to the meeting a draft 2024 Budget had been circulated to the Board. John suggested increasing flood insurance to \$34,100 in line with comments from Mountain West Insurance. John said trash removal/recycling also needed to be increased and John proposed increasing all 2023 expenses by 5% which would result in a dues increase of 12%. John said he would be meeting with SealCo to discuss the potholes in the driveway/parking areas and find out how much work could be performed for \$3,000. Once the potholes had been inspected by SealCo a decision could be made on when the work would be scheduled.

Kitty requested roof screw and glue be added to the 2024 Budget as the work was previously carried out in 2017. Kat agreed to reach out to roofing contractors and obtain a rough estimate to complete the work.

Kitty said tree removal, pruning, trimming would be necessary and tree replacement needed to be considered for some of the spaces caused by prior tree removal. Kat explained \$10,000 had been put in the draft 2024 Budget. After discussion it was agreed to increase the figure to \$12,000. John stressed new trees would have to be regularly watered until the trees became established. Kat said she had reached out to Charlie about 2024 landscaping but had not yet received a reply.

Kat said Nick at Toad had been reaching out to snow removal contractors. Echo Ridge Excavation had proposed \$100 per hour and \$100 for the machine mobilization which put Echo Ridge higher than other contractors and the company was not known in the area. Never Summer Landscaping would not be back in Gunnison County until later in the month. Concern was expressed about delaying the selection of a snow removal contractor. After discussion Kat agreed to reach out to Echo Ridge and attempt to negotiate the price and remove the machine mobilization charge.

Kitty said the Cabinettes required exterior painting as the buildings had just received touch-up work in recent years. Kat explained the Cabinette Account had approximately \$37,000 and the Exterior Painting Account had approximately \$26,000. Kat agreed to ask Complete Coverage to provide an estimate for painting the entire Cabinettes and a second estimate just for the white paint areas. The cost of exterior painting of the Cabinettes would be funded from the Exterior Painting Account. Erin stressed the need for the various reserve accounts to be clearly identified and clear guidelines on how those funds would be used. It was agreed the Painting Assessment would continue at \$5,000 in the 2024 Budget.

Kat said an amended 2024 Budget would be circulated to the Board for review. The next Board meeting was scheduled for November 1, 2023 at 9:00 a.m.

It was agreed the annual meeting would be scheduled for Saturday, November 18, 2023 at 9:00 a.m. via Zoom. Kat agreed to draft the annual meeting documents and circulate to the Board for review.

Kitty said John would be meeting with an electrician to review the crawl space of the Cabinettes. Access would be from several units so that the scope of the work would be understood.

Kat said she had not received a response for the Certified Mail letter sent to delinquent owners.

At 10:14 a.m. 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