

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SATURDAY, NOVEMBER 14, 2020
10:00 A.M. VIA ZOOM**

Present:

Jerry Mack
Erin Welfelt
Ray Kingston
Judy Harris
Betty Naftz
Rob Harper, Toad Property Management
Chet Boyce, Toad Property Management

The meeting was called to order at 10:00 am and a quorum was confirmed.

Ray Kingston, as a cabinette owner, volunteered to join the Board. Judy Harris, another cabinette owner, volunteered to serve on a Committee regarding the proposed work on the cabinettes.

A motion was made to approve the minutes of the October 29, 2020 meeting. The motion received a second and was unanimously approved.

A motion was made to appoint Ray Kingston to the Board. The motion received a second and was unanimously approved.

Pot holes in the asphalt had been filled before the snow arrived.

Chet said the police had assisted in locating the owner of the abandoned vehicle. Chet explained the owner had moved to the East Coast and the vehicle owner had arranged for someone to move the vehicle. It was agreed to wait a week to see if the vehicle was removed and if it was not removed the vehicle would be towed at the cost of \$200.

One owner with two units was delinquent on the special assessment and the owner was currently \$3,000 in arrears. The owner was making payments and a certified letter setting out the agreed payment plan had been sent. If the owner did not make the lump sum payment in January additional action would be taken.

It was generally agreed the annual meeting had gone well. It was suggested a special assessment of \$100 per month, per unit, be started in January 2021 in preparation for the future general common element expenses with the cabinette limited common element project being invoiced separately. After discussion it was agreed a road assessment of \$100 per month, per unit, would start January 2021 and be reviewed at the end of 2021. The funds would be used for asphalt in June 2021. Rob said the timing of the work would depend on the cabinette project as new asphalt would not be put down until any cabinette work which involved cutting across the asphalt had been completed. A motion was made to begin a \$100, per month, per unit, special assessment for paving, beginning January 2021 and lasting for one year. The motion received a second and was unanimously approved.

Betty Naftz said she would start work on the flood insurance and report back to the Board. Rob agreed to provide Betty with the elevation certificates for the units.

The meeting adjourned at 10:30 am.

Minutes respectfully submitted by:

Rob Harper

Toad Property Management

DRAFT