

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
SATURDAY, NOVEMBER 16, 2024
VIA ZOOM
9:00 A.M.**

Call to order

The meeting was called to order at 9:11 a.m. and Ryan Darby of Toad Property Management said the meeting did not have a quorum. Notice of the meeting was mailed on November 3, 2024.

Acceptance of Minutes of 2023 Meeting

There were no comments or changes proposed for the minutes of the November 18, 2023 meeting.

President/Officers Report

Kitty Hasche said it had been a challenging year for Wildwood and Toad and efforts were being made to efficiently move things forward. Kitty explained there had been ownership changes during the past year and reminded owners to submit a Modification Form to Toad and the Board prior to making changes to units. All owners needed to be familiar with the Curb Appeal Policy and all governing documents. The parking on Tomichi continued to be a challenge despite efforts to resolve the issue during the past two years.

Kitty explained the roof glue and screw was being completed in phases and work would commence again in 2025. New signage had been posted at the West property line. A new snow removal company had been engaged in 2024 and would continue for the 2024/2025 Winter. Plowing would occur after 4 inches of fresh snow. Some trees had been removed as planned.

Some owners had stepped up to assist with landscaping after the landscaper had quit due to travel issues. A new landscaper had been hired and the Board and Toad would continue to discuss.

Insurance renewal had been challenging and costs increased significantly. A sinkhole had developed near the cabinettes and both of the issues had caused a lot of work and additional expenses.

Matt Swatek would be stepping down from the Board due to work commitments.

John Hasche said crawl space work at the Cabinettes had been completed. Some funds remained in the Cabinette Fund and would be used for future projects. John explained a local contractor had been found and that contractor did an excellent job.

John said expenses would be over budget for 2024 mainly caused by the hazard insurance and the sinkhole remediation work. Regular insurance and flood insurance had increased in cost.

Toad Property Management Report

Rob Harper explained ownership of Toad Property Management had changed in May, 2024. Rob said he would be with Toad until at least December 2025. The new owner Collin Schuhmacher would be making investment into the company and that would help to bring in new resources and employees.

Rob apologized for the challenges during the past year. Rob said all associations were facing significant increases in insurance premiums. Rob thanked John and Kitty Hasche for the enormous amount of work they performed as Board members. Rob said Wildwood was looking good despite the challenging year and unforeseen expenses.

Rob introduced Ryan Darby and said they would be working together while Ryan got up to speed. Kitty Hasche thanked Ryan for being so responsive to requests. Rob explained Ethan and his maintenance crew were involved with regular checks and some of the crew lived in Gunnison and could make regular checks.

Financial Report

John Hasche said 2024 expenses would be approximately \$26,000 over budget and approximately \$18,000 was due to hazard insurance increases. The Reserve Fund would need to be increased in the future.

Sherri Steele questioned the high cost for landscaping/general maintenance by Toad. Rob Harper agreed to review the financials and correct as the Toad expense had been approximately \$3,000.

John Hasche made a motion to tentatively ratify the 2025 Budget as presented and a revised expense report for 2024 would be circulated to all owners. Paul Depp seconded the motion and it was unanimously approved. John Hasche said dues would increase by approximately 14% in 2025.

Election Of Directors

Rob Harper explained it would not be possible to hold an election as there was not a quorum. Paula Greathouse had volunteered to join the Board and at the board meeting immediately after the annual meeting the Board would be able to elect Paula to complete the term vacated by Matt Swatek.

Old Business / New Business

Paul Depp said an internet/television cable from Wild Rose Lane east was not working and requested that the short section of buried line be restored. Aspen trees were blocking line of sight with the repeater and trimming those trees might be the easier option to provide internet. The project would be investigated.

Next Meeting

The next meeting was tentatively scheduled for November 15, 2025 at 9 a.m. and it was agreed multiple reminders prior to the meeting might help to get a quorum at the meeting. A return to a Summer meeting schedule was suggested and the Board would review.

Rob Harper said there would be a Board meeting immediately after the annual meeting.

At 10:00 a.m. Kitty Hasche made a motion to adjourn the meeting. Sherri Steele seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

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