

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, NOVEMBER 21, 2019
9:00 A.M.**

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

The meeting was called to order at 9:06 am and a quorum was confirmed. A motion was made to approve the minutes of the October 17, 2019 meeting. The motion received a second and was unanimously approved.

Rob said he was still waiting to meet with August at REG for a second engineering bid to inspect the buildings.

It was confirmed Winzenburg, Leff, Purvis & Payne, a Denver law firm specializing in Association legal work, was willing to review the Association governing documents and offer a second legal opinion on responsibilities for building repairs. The cost would be \$300 per hour, capped at 2 hours of work. A motion was made to approve up to \$750 for a second opinion on Article 21 of the Covenants and a draft letter to the law firm would be finalized. The motion received a second and was unanimously approved.

Rob said a gutter was being installed on one of the carports in an attempt to mitigate ice build up. If the gutter was successful similar guttering could be added to other carports if owners were willing to pay for that work.

It was explained the Cincinnati general liability insurance would increase by approximately 10% with a three year price lock. A motion was made to accept the Cincinnati general liability insurance renewal. The motion received a second and was unanimously approved. Renewal of flood insurance would be discussed in January.

The October 31, 2019 financial report had been circulated prior to the meeting. Rob agreed to follow-up and find out if roof snow removal could be completed by the same contractor who performed ground snow removal. It was agreed a couple of other individuals would also be contacted for roof snow removal.

It was agreed the next meeting would be January 9, 2020 at 9:00 am.

The meeting adjourned at 9:36 a.m.

Minutes respectfully submitted by:

***Rob Harper
Toad Property Management***