

WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
SATURDAY, NOVEMBER 12, 2022
VIA ZOOM
9:00 A.M.

Call to order

The meeting was called to order at 9:11 a.m. and Kat Loughan of Toad Property Management said the meeting did not have a quorum. Notice of the meeting was mailed on November 1, 2022.

Acceptance of Minutes of 2021 Meeting

Kitty Hasche made a motion to approve the minutes of the November 13, 2021 meeting. Janet Amelio seconded the motion and it was unanimously approved.

President/Officers Report

Jerry Mack welcomed everyone to the meeting and thanked the Board for their work during the year. Jerry thanked John and Kitty Hasche for their significant hours of volunteer work for the Association. Jerry explained large areas of asphalt had been repaved and a new landscaper was doing an excellent job. Some trees which had been causing concern had been removed.

Jerry explained it had not been possible to secure a contractor for exterior painting for the second year running. Alexis Kelly had left the Board and the Solar Committee had been disbanded.

Kitty Hasche said the Gunnison area had not yet been remapped by FEMA and John Hasche continued to regularly check the website for updates. Remapping might reduce the need to carry the annual flood insurance.

Kat Loughan explained a new snow plow company had been engaged. Kat said the company had been given some instructions and directions but it might take some time to get everything operating smoothly. Kat asked owners to reach out to her if the plow company needed to make changes to the way they worked.

Jerry Mack confirmed the Board would discuss exterior painting in future Board meetings and attempts would be made to find a different contractor.

Cabinette Improvement Committee

John Hasche explained the special assessment for the cabinettes would end in December 2022. John said a new "dog house" had been installed at Unit 3 at a cost of approximately \$1,800, an electrician had made some repairs in the crawl space under Unit 3, a cost of approximately \$231 and some repair to a conduit at the back of the building had been completed by the electrician. These expenses were paid by the owners. John said three units had given permission for the electrician to make inspections of those units. John explained the electrician did not think every unit had the electrical concerns which had been raised in the SGM engineering report. Once the electrician had confirmed the scope of work on those three units it would be possible for the electrician to provide a per unit cost for the work. The Committee would then report to the Board.

John explained finding labor in the valley continued to be a problem. John said the work performed on the “dog house” was good and made it easier to get into the crawl space but it had been expensive and some owners might not be willing to pay so much.

John said the Cabinette group had \$22,456 in the Capital Reserve account and he wanted a pause while the Committee and the Board could decide how to move forward. Once the electrician had made his inspection on three units and provided a proposal it would be easier to make a decision on how to move forward.

Property Management Report

Kat Loughan said the new snow plow operator was very willing to work with owners. Kat explained the contract would be signed in the next few days and the work would be charged on an hourly basis.

Kat encouraged owners to use the online AppFolio portal to pay Association dues.

Kat said some items had been left at the dumpsters which the trash company would not take away. This resulted in additional costs to the Association to dispose of those items.

Kat reminded owners everyone, including tenants, needed to be familiar with the parking rules and regulations. Kat explained the rules and regulations were on the Wildwood page on the Toad website: www.toadpropertymanagement.com.

Concern was expressed about one of the front porches which had items stored on the porch. Kat said she would follow up with the owner.

Financial Report

Kat Loughan said the Association was in a good financial position. Kat explained there would be a significant increase in utility costs in 2023. John Hasche said a recent newspaper article stated increases might be 5% for electricity, 25% for water, 5% for sewer and 12% for trash removal.

Janet Amelio asked about snow removal from the roofs and Kat said she would follow up and find out if the new snow plow company would be doing that as well.

Kat explained the 2023 Budget proposed a dues increase of 4.3% and said that was lower than many Associations throughout the valley. Kat said the 2023 Budget had been prepared based on actual expenses and anticipated increases.

Kat said the landscaper, Charlie, had agreed to lock into a three year contract. It was agreed Charlie was doing a great job. Charlie would be storing his equipment in Joyce’s garage during the winter months.

Jerry Mack said the 2023 Budget included 10% of operating expenses going into the Reserve account for future expenses.

Kat explained the Board had adopted the 2023 Budget as presented. Kat said the meeting was still one short of a quorum and the 2023 Budget approved by the Board would become the new operating budget. John Hasche made a motion to ratify the 2023 Budget as presented. Janet Amelio seconded the motion and it was unanimously approved.

Election of Directors

Jerry Mack, Kitty Hasche, Erin Welfelt and Janet Amelio said they were willing to continue on the Board for an additional year. Jerry Mack encouraged interested owners to volunteer for the available seat. Tracy Schwartz volunteered to join the Board and would be formally appointed to the vacant seat at the next Board meeting.

Old Business

Erin Welfelt expressed surprise that the exterior painting contractor, Complete Coverage, had failed to do the work as scheduled. Kat said she was reaching out to the contractor to get the work done as soon as weather allowed in the Spring. Also, efforts would be made to find a different contractor to get the work scheduled.

New Business

Janet Amelio said removal of trees would continue as necessary for safety. Kitty Hasche said tree trimming should also be performed as required.

Kat confirmed there would be a Board meeting immediately after the annual meeting.

At 9:56 a.m. John Hasche made a motion to adjourn. Ray Kingston seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management