

WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, MARCH 5, 2020
10:30 A.M.

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

The meeting was called to order at 10:33 am and a quorum was confirmed. After discussion it was agreed the flood insurance needed to be renewed by April 1 and all owners would receive an invoice for flood insurance as the policy was an Association expense and owners could not opt out of paying for their portion of the policy. It was confirmed the flood insurance special assessment invoices were calculated based on the square footage of each unit. Erin agreed to obtain from Mountain West a written explanation of exactly what was covered by the policy. It was agreed an email would be sent to all owners alerting them of the upcoming special assessment and confirming it was no longer possible to opt out of the policy in accordance with the recent legal interpretation of the Association's governing documents. Once Mountain West confirmed the renewal premium the invoices would be mailed.

It was agreed additional research was necessary regarding flood insurance and the flood insurance policy would be cancelled or revised during the year. At the annual meeting owners would be updated on the Board's research and any owners who did not have a flood certificate prepared in the past 10 years would be asked to obtain one, a cost of approximately \$400.

Once Mountain West provided the renewal invoice the invoice would be emailed to the Board and the dollar amount of the invoice would be approved by email.

Two law firms had provided legal interpretations of the maintenance responsibility sections of the Association's governing documents. Mary explained recent events regarding a burst pipe in the crawl space under Wildwood 18 and after a long discussion it was agreed the legal interpretation of Article 21 and 22 would be used by the Board for maintenance and repair decisions made after March 5, 2020 and owners would not be held financially responsible for repairs prior to that date. It was agreed an email would be sent to all owners advising them of the decision and the matter would be discussed in more detail at the annual meeting. A motion was made, seconded and unanimously approved to assess individual owners for repairs and maintenance to Limited Common Elements or repairs and improvements that were for the benefit of fewer than all of the Units occurring after March 5, 2020.

Efforts would continue to be made to encourage a Cabinet owner to volunteer for the Board and an email would be sent to all Cabinet owners. It was agreed a special meeting for the Cabinet owners would be scheduled for Wednesday, April 22, 2020 at 6:00 p.m. in the Toad office to discuss how maintenance, repairs and upgrades would be dealt with in the future. Items for the Agenda for the meeting would be Article 21 of the Declaration, the future billing process for maintenance and the Capital Improvement Plan for the Cabinnettes. Owners would have the opportunity to participate by phone and attempts would be made to use something similar to Skype.

Mary explained the expenses for the Association were running close to Budget and transfers were being made from operating to the two reserve accounts. Mary said the Association's tax year was the calendar year but the Budget year was July – June and Mary agreed to research options to make the tax year and the financial operating year the same.

It was agreed the next regular Board meeting would be Thursday, April 9, 2020 at 10 am.

It was agreed the asphalt required attention but if the plumbing lines were going to be repaired or replaced any work on the asphalt would need to be temporary until a long-term solution could be completed. Asphalt work would be performed in sections and costs equally apportioned between all owners, subject to additional research, as the roads were a General Common Element and could be used by all owners. Asphalt repair would be discussed at the April meeting.

The Denver attorney had outlined the process to split the Association into separate associations and it was agreed the discussion would probably come up again in the future.

At 12:03 pm a motion was made to adjourn the meeting. The motion received a second and was unanimously approved.

Minutes respectfully submitted by:

Rob Harper
Toad Property Management