

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, MAY 7, 2020
10:00 A.M.**

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

The meeting was called to order at 11:00 am and a quorum was confirmed.

A motion was made to approve the April 9, 2020 meeting minutes. The motion received a second and was unanimously approved.

It was agreed the Painting Schedule needed to be updated prior to the June meeting.

A financial report and draft Budget were circulated prior to the meeting. Mary said the reporting would move to a calendar year basis as the current split year reporting was causing confusion especially with landscaping and maintenance expenses. After a discussion about expenses versus budget it was agreed some adjustments would be made to the line items to better reflect the actual expenses and make it easier to understand the costs for the individual line items.

Concern was expressed that the \$1,500 in the Budget for tree maintenance/removal was not sufficient to address the priorities identified on the tree report and either a dues increase or a special assessment would be necessary. After discussion a \$5,000 special assessment, just for tree removal, divided equally between the 44 units was suggested and the \$1,500 currently allocated to tree removal in the Operating Budget be added to other operating expenses including legal expenses.

It was agreed a subaccount, called Unit Specific Maintenance, would be set up to track expenses for maintenance work on specific units and general common element expenses would remain in the current Repairs and Maintenance line item.

The internet connection was lost and it was agreed to continue the meeting on Friday, May 8, 2020 at 10 am.

Minutes respectfully submitted by:

Rob Harper
Toad Property Management