

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, JULY 2, 2020  
10:00 A.M. VIA ZOOM**

**Present:** Karen Redden  
Paul Depp  
Jerry Mack  
Janet Amelio  
Rob Harper, Toad Property Management

The meeting was called to order at 10:14 am and a quorum was confirmed.

Minutes of the June 20, 2020 meeting would be approved at the next meeting.

A motion was made to approach Community Banks for a loan up to \$250,000 at 6% over 7 years subject to confirmation of the amount from owners. The motion received a second and it was unanimously approved.

SGM had submitted the first invoice and it was agreed all the invoices would be sent to the cabinet owners together with the SGM engineering report. A letter would be drafted to the cabinet owners to alert them of the upcoming invoices as the engineering report cost might be \$15,000.

Two painting contractors had said they would be available to do exterior painting and Rob agreed to contact the contractors to discuss the scope of work and cost. Karen volunteered her college age daughter to stain the fence and do some of the low level prep work at \$15 per hour.

It was agreed the roofing repair would be performed at 104 Wildriver and glue and screw would be performed on all the roofs in 2021 and every three or four years after that.

Mountain Thyme had expressed concern about the tree suckers damaging the asphalt and her insurance would not permit her to use herbicides. Rob agreed to contact John Scott about the suckers. It was agreed to alert the Andersons about the small trees which needed to be removed.

Pump #2 was failing and needed to be replaced. A motion was made to replace Pump #2. The motion received a second and it was unanimously approved.

Items were being stored around the cabinettes and the walkways and some other areas. A letter would be sent to owners reminding them of the curb appeal policy and the need to store items out of sight. Copies of the letter would also be displayed at the units so tenants could promptly remove their items.

Due to the County fire ban it was agreed the firepit near the Gazebo would be covered and Notices would be put around the property reminding people of the ban on outside fires.

An updated checklist for the loan would be requested from Community Banks.

The meeting adjourned at 10:54 am.

Minutes respectfully submitted by:

***Rob Harper***

***Toad Property Management***

DRAFT