

WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 15, 2019
11:00 A.M.

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

The meeting was called to order at 11:02 am and a quorum was confirmed. A motion was made to approve the minutes of July 29, 2019. The motion received a second and was unanimously approved.

Rob said Scott estimated \$30,000 to remove 20 trees, or \$1,500 per tree. Karen agreed to prepare a list of the trees which required removal based on health and safety concerns and report back to the Board.

Rob explained a bid for approximately \$11,000 had been received from SealCo for the asphalt repairs. Rob agreed to contact SealCo to attempt to get a price of \$5,000 for one load and the remainder of the work would be put on hold. A motion was made to instruct SealCo to fill the worst potholes (to be identified by the Board) for a cost not to exceed \$6,000. The motion was seconded and unanimously approved.

Karen and Paul met with Community Banks regarding a 5 or 7 year \$250,000 Association loan and governing documents for the Association had been provided to the Bank. Rob said Jerry at SGM had been asked to prepare an engineering report and it was agreed to also ask REG for a similar report. Once information was available from the Bank, the engineers and costs from contractors the Board would meet with the Association's attorney to discuss how the costs for repair of general or limited common elements would be allocated between the owners.

It was agreed the rental policy would be discussed and approved at the next meeting.

A note updating owners on the Board's activities would be circulated to Board members for comment prior to circulating the update to all owners.

The next meeting was scheduled for September 19, 2019 at 9:00 am.

The meeting adjourned at 11:52 am.

Minutes respectfully submitted by:

Rob Harper
Toad Property Management