

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, AUGUST 6, 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 10:07 am and a quorum was confirmed.

Minutes of the June 20, 2020 and July 2, 2020 meeting would be approved at the next meeting.

Initial paperwork for the \$250,000 loan had been submitted to Community Banks.

It was agreed Mountainscapes would be asked to remove the 70 identified trees in the Fall subject to the bank loan being finalized. Mountainscapes would be asked to remove the tree between 104 and 106 Wildrose as soon as it could be scheduled.

Engineers from SGM had been at Wildwood and confirmed the location of underground plumbing would not cause problems for asphalt work. There was a deep water line from the well across the upper area to the west building and as that line was so deep it would not need to be dug up for asphalt work. It was agreed old bid information and scope of work for the asphalt work would be reviewed and then updated bids requested. Paul agreed to take the lead on obtaining the asphalt bids.

SGM had submitted the second invoice and SGM would continue to work on their engineering report.

It was agreed a letter to all owners regarding the engineering report and alerting the cabinette owners of an upcoming special assessment would be emailed in the next few days.

Light pruning and removal of the small trees was not part of the Mountain Thyme contract and it was agreed Mountain Thyme would be instructed to do the work at an extra cost. Rob agreed Toad would deal with suckers damaging the asphalt.

Rob and Karen agreed to research special assessment and Budget requirements set out in the Colorado Statute.

After discussion a motion was made to move the annual meeting to the second Saturday in November with time and location to be determined. The motion received a second and was unanimously approved.

Once current financials through July 31, 2020 were available Jerry agreed to prepare a first draft of the January – December 2021 Budget.

Four units at the Cabinettes were in violation of the Curb Appeal Policy and Rob agreed to deliver violation letters. A long discussion followed regarding some parking violations on the east side and it

was agreed more research was required. Bikes were being stored around the Cabinettes and there were not sufficient bike racks. It was agreed to discuss further at the next meeting.

The Andersons had offered three buildings to the Association, free of charge, which could be used for storage. It was agreed to follow up with the Andersons and obtain a written agreement.

The next meeting would be September 3, 2020 at 10 am.

Karen said she was listing her cabin for sale and would be leaving the Board when the cabin went under contract. Continuity for the outstanding projects would be discussed at meetings prior to the sale.

The meeting adjourned at 11:20 am.

Minutes respectfully submitted by:

Rob Harper
Toad Property Management

DRAFT