

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, SEPTEMBER 3, 2020
10:00 A.M. VIA ZOOM**

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

Agenda:

- Call to Order
- Proof of Notice
- Board Members Present-Confirm Quorum
- Approve previous meeting minutes

Old Business

- Bank Loan Status
- Tree Plan
- Asphalt Plan
- SGM Update

New Business

- First Draft of 2021 Budget/financial update
- Curb Appeal items
- Cabinette committee
- Other invoice status
- Adjourn

The meeting was called to order at 10:06 am and a quorum was confirmed with three of the four board members participating.

A motion was made to approve the prior meeting minutes. The motion received a second and the motion was unanimously approved.

Rob confirmed tax returns were filed each year for the Association and those returns would be made available to Community Banks. Rob said he would pull together all the other financial documents Community Banks had requested as part of the loan review process. Karen said there had been very little feedback from Community Banks and the delay was frustrating. Paul agreed to follow up with a couple of other Banks to see if they would have similar terms and be more responsive. Once financial documents were delivered to Community Banks Karen agreed to continue to chase the Bank and perhaps give the Bank a deadline to respond.

Rob said Scott was finishing another project and would then be available to work on trees at Wildwood. Karen said removal of one damaged tree on the priority list would be simple and straightforward but other trees might be left until the Spring due to the delay on the bank loan and the other trees were not such a priority due to their location and condition. Rob agreed to speak to Scott to schedule the

removal of the one damaged Cottonwood tree between 102 and 104 Wild Rose and let Scott know the balance of the work would be delayed until funding was available.

After discussion it was agreed legal advice was required to review a clause in the governing documents to confirm if or how Unit 17 identified in the clause could be removed from the association. A draft letter outlining the Board's questions and concerns would be reviewed by the Board and then the letter sent to Jacob With, the Association's legal counsel, to respond.

The asphalt plan would also be delayed due to the delay on the bank loan. Old bids for the asphalt would be reviewed by the Board and then the asphalt companies would be asked for a bid for work to begin in the Spring.

Rob confirmed the SGM invoices had been paid but no updates had been received. SGM had expected to have the report available by mid-Summer but SGM had been much busier during the Summer than they expected.

Hornets had been trapped and sprayed at a couple of units and Toad would continue to check those units.

Rob said Perry Anderson had received a collection notice from Spectrum for television service since the 2018 termination of the service and it was agreed to turn the paperwork over to Jacob With for legal assistance as Jacob had given the Association advice in 2018 on not entering into a new contract with Spectrum and stopping monthly service payments.

Rob and Jerry agreed to meet next week to work on the 2021 Budget and present that information to the Board for approval at the October meeting.

Rob said there were several items stored outside units and several hammocks had been set up in the trees. It was agreed hammocks needed to be removed and if they were not removed the hammock would be taken down and placed in the gazebo until it was claimed. Rob agreed to once again circulate notices to units reminding everyone to remove items from the common areas, including the trailer near the cabinettes.

It was agreed an informational work session would be set up with owners via Zoom to discuss what the Board had been working on. Decisions would only be made at the Board meetings and the work sessions would be informational only with no minutes taken or management present. Notification of the work sessions would be drafted and sent to owners inviting all owners to participate in the work session. Work sessions would be held monthly or as needed.

It was agreed the next meeting would be Thursday, October 1, 2020 at 10 am via Zoom.

The meeting adjourned at 11:06 am.

Minutes respectfully submitted by:

Rob Harper
Toad Property Management