

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 1, 2023
9:00 A.M. VIA ZOOM**

Present:

- Kitty Hasche
- Matt Swatek
- Jerry Mack
- Tracy Schwartz
- Erin Welfelt
- John Hasche
- Kat Loughan, Toad Property Management

Agenda:

- Call to Order
- Roll Call
- Establish Quorum
- Approve Previous Meeting Minutes 10/11/23
- Modification for 102 Granite
- Snow Plow Company
- Cabinette Proposal
- New Trees for Budget
- Funds for Pond Remediation
- Pursuit of Money Market Account
- Approval of 2024 Budget
- Open Board Position
- Old Business
- New Business

The meeting was called to order at 9:03 a.m. and Kat confirmed a quorum.

Kitty made a motion to approve the October 11, 2023 meeting minutes. Tracy seconded the motion and it was unanimously approved.

Kitty explained 102 Granite had requested approval to add a flower garden in front of the porch. Matt made a motion to approve the modification for 102 Granite. Tracy seconded the motion and it was unanimously approved. Kitty said she would contact the owners.

Kat said Echo Ridge were finalizing their snow plow contract and some questions had been emailed to them. John stressed the need to leave approximately 10 feet of snow on the west side of the island due to the current condition of the asphalt. Kat explained Toad would meet with Echo Ridge at the property to discuss snow plowing and a document would be drafted and retained by Toad with details of how the plowing should be performed and where to store snow. Erin said the parking on Tomichi was out of control and vehicles and trailers were now encroaching on Wildwood property. John said the City and the Police were now discussing the issue and John agreed to follow up with the City later in the day and email the Board with an update. If the City did not react then “no parking” cones would be utilized.

John explained an estimate had been provided by Whitley Construction for the Cabinettes and the estimate circulated to the Board. The crawl spaces were not all equal and the contractor estimated 28 hours of work on each east side unit and 18 hours of work on each of the west side units. John explained the estimate for six units, two on the east and four on the west, was \$10,310. Once that work was completed additional work could be considered. Nick will come and inspect the work. The \$10,310 would come from the Cabinette Assessment Reserve Fund. Matt made a motion to move ahead with the Whitley Construction estimate of \$10,310. Tracy seconded the motion and it was unanimously approved. John agreed to reach out to Whitley Construction and the work would start as soon as possible. John was thanked for his work on the Cabinette projects.

Kat explained the cost of screw and glue had increased considerably since it was last done. A minimum of \$10,000 was a rough estimate for the work. It was generally agreed the screw and glue needed to be done.

Kat said funds for pond remediation had been added to the 2024 Budget. John said Tractor Supply had some products, approximately \$300 to \$400, to kill the algae and all those products were plant and animal safe. It was generally agreed the product would be added to the pond in the Spring.

Kat explained a meeting had been set up with a Bank, First Citizens, which specialized in HOA funds to pursue Money Market Accounts with a better rate of interest. Kat said multiple associations were interested and that might present opportunities to maximize the interest rate.

Concern was expressed about a large dues increase in the 2024 Budget and it was agreed tree replacement would be considered in future year. Kat explained the 2024 Budget as presented would require a 15% increase in dues. Tree removal was reduced from \$12,000 to \$8,000 which would make the dues increase just under 13% and a special assessment could be levied if tree removal cost more than the \$8,000. After a long discussion Kitty made a motion to approve a 2024 Budget with a dues increase of 12.26%. Tracy seconded the motion and it was unanimously approved.

Kat explained Jerry would be leaving the Board. Erin, Matt, Tracy and Kitty were all willing to continue on the Board. John had volunteered to join the Board and a bio would be presented to the owners as part of the annual meeting documents. Kat explained there would be a secret ballot conducted at the annual meeting if more people volunteered. Kat confirmed annual meeting documents would be circulated to the Board for review and once finalized the documents would be mailed to owners and displayed on the website.

At 10:36 a.m. Kitty made a motion to adjourn the meeting. Tracy seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

Rob Harper

Toad Property Management