

WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 4, 2022
6:00 P.M. VIA ZOOM

Agenda:

- Call to Order
- Proof of Notice
- Board Members Present – Confirm Quorum.
- Approve Previous Meeting Minutes, 4-13-22

Business:

- Landscaping and irrigation
- Entry signage
- Gazebo screening
- Picnic tables
- Flood insurance
- Other business

Present:

- Jerry Mack
- Alexis Armstrong
- Kitty Hasche
- Erin Welfelt
- Janet Amelio
- Chet Boyce, Toad Property Management
- John Hasche, 104 Granite

The meeting was called to order at 6:03 pm. Chet confirmed that notice of the meeting had been sent on April 27, 2022, and there was a quorum with all Board members participating.

Jerry made a motion to approve the minutes of the April 13, 2022 meeting. Kitty seconded the motion, and it was unanimously approved.

It was agreed that the landscaping and irrigation discussion would be moved to later in the meeting.

Kitty suggested installing signage without the word “Resort.” Kitty had proposed alternative wording prior to the meeting and the possible location of two signs. One sign could be at Wild River and the location for the second sign could be determined at a later meeting. John and Kitty said they had ordered the signs and would like to pay for the signs, as a donation, to free up some funds for picnic tables. Kitty explained the cost was approximately \$150 for two signs from a Denver company and the Denver company had previously made signs for the Association.

Jerry made a motion to accept the wording of the two signs and the donation of the signs by John and Kitty. Alexis seconded the motion and it was unanimously approved.

Chet said damage to the Gazebo screening was in the process of being repaired and John and Kitty would be reimbursed for that cost. Kitty said additional work was necessary on the Gazebo screening and would be spread over time.

Jerry said the picnic tables were badly damaged and required replacement. Kitty suggested purchasing one new picnic table and moving the picnic table from the gazebo for the second table. A suggestion was made to purchase one collapsible plastic/metal picnic table and more could be purchased in the future.

Janet made a motion to purchase one collapsible picnic table. Jerry seconded the motion, and it was unanimously approved.

Jerry agreed to purchase the picnic table.

Chet said flood insurance had been purchased and owners had been assessed for their portion of the insurance in the most recent invoice. New flood maps were not yet available.

Chet said there had been no response to advertising for somebody to take over the landscaping and irrigation. Chet explained Mountain Rain would be available to make repairs to the existing system but would not be available for the weekly watering. Additional work was required to make the entire watering system active. Chet said he would continue to follow up with local contractors and some contractors had expressed a willingness to provide a bid to upgrade the watering system and work would be able to be performed in phases.

Chet explained Toad could perform the mowing, but hourly rates were higher than Terra Aqua and Toad was unsure if there was the manpower to perform irrigation during the entire summer. Prior to the meeting, Erin and Janet submitted a proposal for mowing and irrigation and Erin said the reaction had been disappointing and discouraging and the offer had been rescinded. Reducing the frequency of mowing and watering would allow Toad to perform the work and keep closer to budget and Kitty suggested notifying owners to alert them to the possibility that the grass would not look as good as it had in prior years. Chet said he would notify the Board with any updates and the Board would discuss at the next meeting.

The next Board meeting was scheduled for Tuesday, June 7, 2022 at 6 pm.

Concern was expressed that only a limited area of asphalt had been treated for \$80,000 and some areas had not had any work done. Chet explained costs had increased considerably due to the price of oil. Chet said SealCo had completed a walk through with him and 5,000 sq. ft. had been identified for maintenance, including in front of the cabinettes. Chet agreed to pull prior bids and supply those to the Board so owner and Board member concerns could be addressed. Chet said the asphalt roads within Wildwood were very wide and if the roads were narrowed in the future with the addition of concrete or gravel parking areas, it would reduce the asphalt maintenance costs.

At 7:10 pm Erin made a motion to adjourn the meeting. Janet seconded the motion and it was unanimously approved.

Minutes respectfully submitted by:

Rob Harper

Toad Property Management