

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SATURDAY, NOVEMBER 13, 2021
10:00 A.M. VIA ZOOM**

Agenda:

- Call to Order
- Proof of Notice
- Board Members Present – Confirm Quorum
- Approve Previous Meeting Minutes, 9-22-21
- Elect Officers – President, Vice President, Treasurer, Secretary
- Paving Assessment
- Cabinette Assessment
- Adjournment

Present:

- Jerry Mack
- Kitty Hasche
- Janet Amelio
- Erin Welfelt
- Alexis Armstrong
- Chet Boyce, Toad Property Management & 111 Wildriver Lane
- John Hasche, 104 Granite Drive and Unit 3
- Calvin Curry, Unit 8
- Joyce Kohler, House Unit 17
- Tracy Schwartz, Unit 19
- Dennis Schock, Unit 22
- Sherri Steele, Unit 23

The meeting was called to order at 10:21 a.m. Chet confirmed that notice of the meeting had been sent on October 5, and there was a quorum present.

Jerry made a motion to approve the minutes of the September 22, 2021 meeting. Erin seconded the motion, and it was unanimously approved.

Chet explained the Board would need to Elect the Officers of President, Vice President, Treasurer, and Secretary.

Jerry moved to appoint Jerry Mack as President, Erin Welfelt as Vice President, Kitty Hasche as Treasurer, Janet Amelio as Secretary, and Alexis Armstrong as a Member-At-Large. Janet seconded the motion, and the motion passed unanimously.

Chet said that the Board would also need to discuss the Cabinette Assessment and the Paving Assessment for 2022.

Kitty said that Assessments were voted on and approved by the Board, not by all homeowners. Chet said that the Board was given the responsibility of voting on and approving Assessments by the Colorado Common Interest Ownership Act (CCIOA), the law that governs the management and operation of all HOAs in the state of Colorado.

There was some discussion of the timelines and amounts for each assessment. Jerry said that the Board was intending to collect the Paving Assessment through the completion of the paving project, which was anticipated to occur in August 2022. Chet reminded the Board that, due to the labor market and volatility of oil prices, the currently-estimated \$80,000 cost for the work could increase.

Jerry made a motion to approve a \$100 per month Paving Assessment through August for the entire Association and a \$50 per month Cabinet Assessment for Cabinet owners through 2022, with a requirement that the total amount of the Assessment be paid in full at closing in the event of a sale. Janet seconded the motion, and it was unanimously approved.

Kitty asked that the insurance information on the Toad website for Wildwood be kept current.

There was a discussion of the minutes on the website. Chet explained that minutes were circulated to Board members for review and approval, updated with any corrections from the Board, and then posted as a draft prior to formal approval at the subsequent Board meeting. Draft minutes were posted as soon as possible to ensure that minutes were available in a timely manner for any homeowners that would like to read them.

Jerry suggested that the Board discuss the suggestion made at the Annual Meeting to form a Solar Panel Committee. Chet explained that the role of the Committee would be to research the issue and provide information to the Board to serve as the basis for the Board's discussion and decision-making. Alexis agreed to spearhead the Solar Panel Committee effort. Chet agreed to send an email to the Association to let any interested homeowners know how to contact Alexis to participate in the Committee. Jerry said that he would include information about the Solar Panel Committee in his Newsletter and volunteered to join the Committee.

Chet said that Wildwood had a current snow removal contract for the winter. Janet requested that the snow removal company not push snow up to the fence near her home, because it created a drainage problem and a layer of ice in her carport. Chet said that snow storage was a difficult issue, but he would talk to the contractor. Chet agreed to also ask the snow removal company to be more consistent with plowing parking spots and driveways and to be mindful of the landscaping. Chet confirmed that the snow poles were installed.

It was generally agreed that the Board would move to Quarterly meetings. Special Meetings could be called, with appropriate notice, if the Board needed to touch base urgently. Chet said that the Board was also welcome to reach out to him via email in between meetings with any concerns.

Kitty asked that the dirt pile behind the Cabinettes be removed. Chet said that he would follow up with Toad's Maintenance Team.

Chet confirmed that he would send an email on Monday including information about the Assessments, the Solar Panel Committee, and a reminder about the Letter regarding the Covenant Change. Chet said that he would follow up with Jacob With from Law of the Rockies to get an update on the response to the Covenant Change so far.

Jerry said that he would do a Newsletter for the holidays and asked for contributions, including pictures, from the Board.

The next Board meeting was set for January 12th, 2022 at 6:00 p.m.

Kitty made a motion to adjourn the meeting at 11:07 a.m., seconded by Janet, and unanimously approved.

Minutes respectfully submitted by:

Rob Harper
Toad Property Management

DRAFT