

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, JANUARY 12, 2022**  
**6:00 P.M. VIA ZOOM**

**Agenda:**

- Call to Order
- Proof of Notice
- Board Members Present – Confirm Quorum
- Approve Previous Meeting Minutes, 11-13-21
- Covenant Change
- Committee Reports
- Other Business
- 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

Chet called the meeting to order at 6:01 p.m. and confirmed that a quorum was present. Chet said that notice of the meeting had been sent on January 7, 2022.

Kitty made a motion to approve the minutes of the November 13, 2021 meeting. Janet seconded the motion, and it was unanimously approved.

Chet said that the Amendment to the Covenants had passed and would need to be signed by Jerry and notarized once Jerry returned to Gunnison. It was generally agreed that Chet should send out a letter of congratulations to the Association notifying all owners that the Amendment had passed. Chet thanked the Board for their time and effort dedicated to this effort.

Chet said that the 2021 Financial Report should be ready by the end of the month, and it would be possible to send that out together with the letter of congratulations.

Alexis said that the Solar Committee had met once since the Annual Meeting and had identified the questions they needed to answer before proceeding. Chet said that he would contact Mountain West to determine insurance coverage of solar panels. John said that he had corresponded with an employee of the City of Gunnison and would circulate those emails to the Board. Alexis said that Ben was in the process of locating a contractor who would be able to do structural checks to ensure that the roofs at Wildwood were suitable for solar panel installation. If a contractor could be found who was willing to do the work, that information, along with the answers to other questions such as insurance coverage, would be brought to the Board for consideration.

John gave a report from the Cabinette Committee. John said that he had spoken with an electrician who might be able to take on some electrical work for Cabinette Unit 3. John and Kitty explained that they would reach out again in Spring to determine whether this electrician would be able to complete the work.

Chet explained that subcommittee meetings do not typically have their own minutes, but rather committee members report a summary of their meetings at the regular Board Meetings, and the summaries are then included in the Board Meeting minutes.

Chet said that he had been in the crawl space under the northwest Cabinettes recently, and he was happy to report that the crawl space was warm and did not show any signs of freezing.

Kitty noted that water heaters need to be maintained, including annual flushing and draining of the tank to remove sediment buildup. Kitty said that she had a good contact for water heater maintenance and would share it with anyone who was interested.

Janet said that the landscaping contractor she had reached out to had stopped responding to her, but he had had good ideas about modernizing the landscaping infrastructure, and she would try to make contact again.

Chet said that Wildwood's current landscaping company had agreed to honor their current pricing for the next three years, which was currently documented in filed emails.

Janet said that she was willing to meet with Tomichi Trees in June to determine which trees were hazardous and most in need of being taken down in 2022.

Chet confirmed that Wildwood had paid a deposit and was on SealCo's schedule for 2022.

The next Board meeting was set for April 13th, 2022 at 6:00 p.m.

Alexis said that she would send an email to schedule the next meeting of the Solar Committee.

Janet made a motion to adjourn the meeting at 6:42 p.m., seconded by Kitty, and unanimously approved.

Minutes respectfully submitted by:

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**Rob Harper**  
**Toad Property Management**