

**WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 13, 2022
6:00 P.M. VIA ZOOM**

Agenda:

- Call to Order
- Proof of Notice
- Board Members Present – Confirm Quorum
- Approve Previous Meeting Minutes, 1-12-22
- Landscaping
- Paving
- Parking
- Flood Insurance
- Financials
- Committee Reports
- Other business

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

The meeting was called to order at 6:04 p.m. Chet confirmed that notice of the meeting had been sent on April 11, and there was a quorum present.

Janet made a motion to approve the minutes of the January 12, 2022 meeting with one amendment. Kitty seconded the motion, and it was unanimously approved.

Chet said that the Association's lawn and garden care contractor would no longer be working with Wildwood, due to the length of her commute from Crestone. Chet said that the job of watering Wildwood took about 4 hours for someone experienced, or 5-6 hours for someone less familiar with the system, for a total of 12-18 hours per week. Chet explained that Toad's hourly charge for maintenance work would be cost-prohibitive for Wildwood at 12 hours a week, but that after much outreach to local lawn and gardening contractors, he had not found a company that was able to take on Wildwood's watering.

It was agreed that Chet would put an ad in the paper aimed at local individuals who might be interested in taking on the job, while John and Kitty would reach out to their University connections. If these options were not successful, the Board would reach out to Wildwood owners to see if any owners were willing to take on watering duties.

It was generally agreed that the advertised rate of pay should be \$20-25 per hour, and if residents at Wildwood were willing to take on the responsibility for watering, they would be paid.

Kitty suggested that the Board reach out to the membership to explain that there might be some difficulties with watering this summer.

Chet said that he had met with Tyler Cappellucci of Spring Creek Landscape Company to discuss updates to and potential automation of the irrigation system. Tyler would not be able to provide a bid until the system was running. Chet said that Toad's maintenance team would get the system running in May, and Tyler would return to give a bid, but his schedule was likely fully booked this summer. Chet said a rough estimate to fully update the irrigation system at Wildwood would be about \$100,000. Chet said it might be possible to do a phased replacement of the system over the next several years, and that Tyler would provide options in his bid.

Chet said that there was one pump in the system. Pump 4, that could be automated this season. Chet said that the cost of automating Pump 4 would be about \$50 for a timer, which could be set to run 3 times per week. John said that it was necessary to water 3 times per week, because the soil base had not been well-prepared to absorb and hold moisture. Chet explained that each section was watered for 20-30 minutes. Chet said that watering for longer periods allowed the water to penetrate deeper into the ground, which encouraged deeper root growth, and therefore hardier grass growth.

Kitty made a motion to install a timer on Pump 4. Jerry seconded, and it was unanimously approved.

The idea of xeriscaping was raised. There were mixed feelings about the idea of widespread xeriscaping, with some Board members expressing that they understood the logical reasoning behind xeriscaping but were still reluctant to transition away from grass. It was suggested that the Board could consider xeriscaping some small sections, such as the island. It was generally agreed that 2022 would be a good year for planning how xeriscaping could fit into the overall look of Wildwood.

Chet said that SealCo had confirmed they were planning on beginning paving work at Wildwood in late May. Chet said that the Association had already paid a \$25,000 deposit to SealCo and had \$39,087 remaining in funds collected from the paving assessment. Chet said that the Board had put down a deposit for a \$50,000 job, but SealCo was aware that the Association was interested in expanding the scope of the work. Chet said that the Board had planned to continue to collect the Special Assessment through August, with a cap of \$85,000. After some discussion, it was agreed that the Board was willing to pay for the paving project by supplementing the funds already collected from the paving assessment, with some operating funds. The Association would then pay back operating funds as the paving assessment continued through August.

It was agreed that the Board would need to inform the Association about parking considerations closer to the date of work.

Chet said that he had reached out to the Town, but it was likely not possible to enforce a parking prohibition on the road in the front of Wildwood, as the road was a public right of way.

Chet said that Wildwood's flood insurance had been paid on April 1, and the premium had already been paid. Chet said that Toad would be sending out invoices for the Flood Insurance assessment by the end

of April. John Hasche said that he had been following FEMA's flood mapping, and Gunnison had not yet been remapped.

Chet said that he had been having difficulty finding an appraiser willing to come out to Gunnison, but was still working on one lead. Chet explained that the appraisal would still be important to ensure Wildwood's general liability policy was calculated for the proper amount.

Kitty said that an electrician from Sawtooth Electrical had confirmed he would be willing to meet with John and Kitty to take a look at the electrical work needed on Unit 3. Kitty noted that she and John would be responsible for the cost of the work. Kitty said that she and John had not heard back from the contractor to whom they had reached out regarding the dog houses.

Alexis said that the Solar Committee had not met since the previous meeting. Alexis confirmed that she would sell her unit prior to her upcoming move to Montana, and she agreed to reach out to the Solar Committee members to determine whether anyone would be interested in spearheading the Solar Committee moving forward.

There was a brief discussion of the financial report. Chet explained that the account labeled Capital Reserve was designated for painting.

Kitty said that she and John had circulated an email regarding efforts that could be made to improve and update the overall look of Wildwood. Kitty said that many of the suggestions she and John had made would require volunteer hours rather than financial investment. Kitty said that she and John were willing to do much of the work and could donate their fire pit to the Association to improve the look of the island. There was discussion of a community cleanup day, for which Toad would be able to lend the Association the dump trailer. It was agreed that the Board would put flyers on the doors of the cabinettes to remind tenants that it was not permitted to leave items around the dumpsters during move-out. It was agreed that the Board would look at their calendars to determine a time of a community cleanup day. Chet would establish a firm date for the paving and painting work to help inform the discussion.

The next Board meeting was set for May 18th, 2022 at 6:00 p.m.

Erin made a motion to adjourn the meeting at 7:13 p.m., seconded by Janet, and unanimously approved.

Minutes respectfully submitted by:

Rob Harper
Toad Property Management