

Call to order	Meeting called to order at 10:03		
Roll call – by sign in sheet	Members Present:	Members Excused:	Guests:
	Jim Nichols Pam Nichols Cindy Hertz Mark Miller Tonia Giardino Ed Wells Ron Mackelburger Steve Giardino John VanVleet Lori Gundersen John Gray		Nancy Wuchner
Minutes approval	11-18-2023 Motion by Pam N , 2 nd Mark M		
REPORTS OF OFFICERS			
Secretary	Nothing to report		
Treasurer	Accounting/Financials: RM operating fund \$95733.00 RM Replacement fund \$20844.00 Chase Operating fund \$72535.00 Chase Money Market \$12126.00 Aim/Invesco \$23436.00		
Vice President	Nothing to report		
President	Nothing to report		

Administration Jim Nichols Cindy Hertz Ron Mackelburger Tonia Giardino	Committee Update- Nothing to report. Accounting/Financials- Financials through 12-2023 are on the board portal. Real/Manage Update- RealManage is improving the resident portal called "Workspace". Roll out is soon. Lots for Sale- No lots for sale. Review board calendar- Review HOA Insurance-Jim will review with Fred. Misc- Nothing
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Buildings & Grounds Ed W & Howard	<p>Caretaker Update: Howard is no longer with Wildwood. Interviews will start in the coming months.</p> <p>Project tracker: Nothing on Tracker.</p> <p>Storage lot is at capacity.</p>
Well Report Mark M	<p>Report completed February 2023.</p>
Billing Enforcement and Covenant Violations	<p>WLPP Status Report- 12-2023 emailed to the board.</p> <p>2023/2024. Collection Update: Information available on the board portal, 45 delinquent owners as of 11-14-23.</p> <p>Covenant Violations:</p> <p>3-2 Trailers on property & misc junk. HOA attorney Molly is involved. Real Manage is addressing.</p> <p>3-1 On going, nothing new.</p> <p>2-245 Attorney Molly is working on course of action.</p>
Lot Improvement Ron Mackelburger Jim Nichols Steve G	<p>4-402 Driveway, approval pending, waiting on owner to send in Park County permit.</p> <p>1-159 Septic (waiting on Park County permit)</p> <p>2-267 Detached Garage, Approved (House on lot)</p> <p>The following trailers have been removed from lots 1-59, 1-68, 4-364</p>
Park County Committee (External Affairs) Mark M, John G, Howard	<p>Nothing new to report.</p>
Activity Committee Jim N, Pam N, John V	<p>Nothing to report</p>
Unfinished business	<p>Discussed and voted on purchasing a sitting bench for the common area. John V advised \$600 for 1 bench. John V motioned, Jim 2nd to purchase 1 bench, motion carried unanimously.</p>
New business	<p>Caretaker ads have been posted on Indeed.</p>

Open Forum	Nothing.
Adjournment	Meeting adjourned 10:48 Motioned by Ed W 2 nd Lori G