

<b>Call to order</b>	Meeting called to order at 10:00		
<b>Roll call – by sign in sheet</b>	<b>Members Present:</b> Jim Nichols Cindy Hertz Pam Nichols Ron Mackelburger Tonia Giardino Albert Gallegos Mark Miller Barrett- Thrailkill	<b>Members Excused:</b> John Gray Steve Giardino Joe Murphy Greg Smith	<b>Guests:</b> John VanFleet Debbie Miller Nancy Wuchner Pat Smith
<b>Minutes approval</b>	9-21-19 Motion by Ron M, 2 <sup>nd</sup> Tonia G		

**REPORTS OF OFFICERS**

<b>Secretary</b>	Nothing to report
<b>Treasurer</b>	Accounting/Financials: RM operating fund \$140103.00 RM Replacement fund \$10085.00 Chase Operating fund \$16216.00 Chase Money Market \$12130.00 Aim \$23433.00
<b>Vice President</b>	Nothing to report
<b>President</b>	Nothing to report

<p><b>Administration</b> Jim Nichols Cindy Hertz Ron Mackelburger Tonia Giardino</p>	<p>Committee Update-</p> <p>Accounting/Financials- Financials through 8-2019 are on the board portal.</p> <p>Real/Manage Update- Nothing to report.</p> <p>Lots for Sale- Lot 2-223 and 1-141 Nothing new.</p> <p>Review board calendar- Nothing for November and December.</p> <p>Misc- Ron M will take over e-mailing minutes to Real Manage and Jim Stratus. Ron will also prepare the upcoming meeting agenda.</p>
<b>Buildings &amp; Grounds</b>	Caretaker Update: Barrett is working on garage

<p><b>Jim Nichols</b></p>       <p><b>Well Report Joe Murphy Billing Enforcement and Covenant Violations</b></p>	<p>drywall. Furnace has been checked out and is ok.</p> <p>Pond Condition: Pond looks good. Barrett will start rebuilding the pond aerators.</p> <p>Project Tracker update: Nothing is scheduled</p> <p>NTR</p> <p>WLPP Status Report- 10-2019 emailed to the board.</p> <p>2019/2020 Collection Update: Information available on the board portal.</p> <p>Lot 2-270 WLPP Collection Letter. Motion by Tonia to Proceed with foreclosure, 2<sup>nd</sup> by Ron M, motion passed unanimous.</p> <p>21 owners unpaid for 2020</p> <p>Covenant Violations: 3-001 Many ongoing violations, No new information.</p>
<p><b>Lot Improvement Joe Murphy Jim Nichols</b></p>	<p>Lot 1-245 Building improvement approved.</p> <p>.</p>

## **Unfinished Business**

Fire Station Painting: Mark Miller advised Hartsel fire department will paint the fire house this spring of (2020).

Mark Miller advised the county has been emailed about Wildwood roads and they are being worked on now.

Owner feedback/comment form box will be purchased by Jim N and installed in the bathroom hallway. Albert G will handle responding to the suggestions.

## **New Business**

Board Training is planned for the January 2020 meeting.

Mark Miller read a letter to the board from the Randels. The Randels have a contract to sell their property. The board will review issues listed in the letter.

## **Open Forum**

Pat Smith spoke about him questioning Sheriff McGraugh about the use of wood pellet type BBQ grille. The Sheriff advised the ordinance will be modified to address these types of grills.

Pat Smith ask about Husband and Wives sitting on the board at the same time. When we asked WLPP regarding this issue, the response was if there are multiple lots owned, we cannot restrict a husband/wife from serving on the Board if they are both elected.

Nancy Wuchner ask a question about the financials on the portal and felt the pie charts are confusing. Cindy advised she will log on after the meeting and explain the portal highlights.

Debbie Miller advised the board about fund raising for the Hartsel Fire Department. Hartsel Fire has a bus to aid in cooking and support for the fire fighters during fire events. The name to the

**Meeting adjourned 11:34 Motion Tonia G and 2<sup>nd</sup> Pam N**

