

A.	Time/Place: Wildwood Owner's Association Board Meeting Village Inn, Castle Rock, CO	Date: January 15, 2011																						
B.	Call to Order: The meeting was called to order at 10:00																							
C.	<p>Roll call was by sign-in sheet:</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/>Christine Cameron</td> <td><input type="checkbox"/>Bill Hathorn (excused)</td> </tr> <tr> <td><input checked="" type="checkbox"/>Dian Cleveland</td> <td><input checked="" type="checkbox"/>Cindy Hertz</td> </tr> <tr> <td><input checked="" type="checkbox"/>Larry Covillo</td> <td><input checked="" type="checkbox"/>Kathy Hurt</td> </tr> <tr> <td><input checked="" type="checkbox"/>Pete Doolittle</td> <td><input checked="" type="checkbox"/>Margo Moran</td> </tr> <tr> <td><input type="checkbox"/>Gerry Grishaber (excused)</td> <td><input checked="" type="checkbox"/>Jim Nichols</td> </tr> </table> <p>Guests:</p> <table border="0"> <tr> <td>Geoff Cleveland</td> <td>Beulah Taylor</td> </tr> <tr> <td>Curtis Williams</td> <td>Jason Zayone</td> </tr> <tr> <td>Sue Ellen Autry</td> <td>Shawna Zayone</td> </tr> <tr> <td>Heather Doolittle</td> <td>Connie Conrad</td> </tr> <tr> <td>Ivan Pagel</td> <td>Curtis Williams</td> </tr> <tr> <td>Ivanell Williams</td> <td></td> </tr> </table>	<input checked="" type="checkbox"/> Christine Cameron	<input type="checkbox"/> Bill Hathorn (excused)	<input checked="" type="checkbox"/> Dian Cleveland	<input checked="" type="checkbox"/> Cindy Hertz	<input checked="" type="checkbox"/> Larry Covillo	<input checked="" type="checkbox"/> Kathy Hurt	<input checked="" type="checkbox"/> Pete Doolittle	<input checked="" type="checkbox"/> Margo Moran	<input type="checkbox"/> Gerry Grishaber (excused)	<input checked="" type="checkbox"/> Jim Nichols	Geoff Cleveland	Beulah Taylor	Curtis Williams	Jason Zayone	Sue Ellen Autry	Shawna Zayone	Heather Doolittle	Connie Conrad	Ivan Pagel	Curtis Williams	Ivanell Williams		
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D.	Minutes: Minutes from the November 20, 2010 annual meeting were e-mailed to board members for review. Motion to approve by Jim with 2 nd by Pete.	APPROVED																						
E.	<p>REPORTS OF OFFICERS:</p> <ol style="list-style-type: none"> 1. Secretary: No report 2. Treasurer: Account balances were listed 3. Vice-President: No report 4. President: Included in body of committees 																							
F.	<p>REPORTS OF COMMITTEES:</p> <ol style="list-style-type: none"> 1. Administration <ul style="list-style-type: none"> • Accounting/Financials: Financial information through November 2010 is located on the RealManage Board Portal for review. • RealManage Update: Cindy met with Michelle Hollingsworth on January 13, 2011. She will follow up to see if all concerns are resolved. 2. Buildings and Grounds: <ul style="list-style-type: none"> • Caretaker hiring update: telephone interviews were held on January 13, 2011 and the second round of interviews will be held on February 5, 2011 at Wildwood. 3. Billing and Enforcement: <ul style="list-style-type: none"> • The 2011 Collections Update was emailed to the Board on January 14, 2011. There are several property owners who have not paid their 2010 dues yet. Our goal is to have owners pay on time to avoid the late fees. 	<p>CLOSED</p> <p>Cindy will follow up</p> <p>Interviews pending</p> <p>CLOSED</p>																						

	<ul style="list-style-type: none"> • The WLPP Status Report was emailed to the Board on December 15, 2010. • Jim is tracking the storage forms. There are 20+ owners with items in storage with no forms on file. The blank forms need to be placed in the pavilion for easy access and can also be located on our website. • Cindy will add the Park County website and phone number to the lot improvement form. • Covenant Violation Lot 3-02 – Lot cleanup/Erected a fence to hide violation-2nd letter sent • Covenant Violation ?? – Lot 1-104 – Excessive bright orange posts and signs • Covenant Violation – Lot 1-182 – Lot cleanup/2nd violation • Covenant Violation – Lot 2-227 – Lot cleanup • Covenant Violation – Lot 4-404 – Lot cleanup • Covenant Violation – Lot 4-407 – Lot cleanup • Covenant Violation – Lot 2-271 – Lot cleanup/Move RV <p>4. Lot Improvement: No discussion</p>	<p>CLOSED</p> <p>Place storage forms in pavilion. Add Park County website and phone number to form</p> <p>Add phone number/website</p> <p>Jim will drive by these lots to see if they are cleaned up.</p> <p>CLOSED</p>
G.	<p>UNFINISHED BUSINESS:</p> <ol style="list-style-type: none"> 1. Caretaker Job Description – was emailed to Board members prior to interviews 2. Park County Land Use Regulations – Wildwood Board is responsible for enforcing our bylaws, and Park County is responsible for enforcing their regulations. 	<p>CLOSED</p> <p>CLOSED</p>
H.	<p>NEW BUSINESS:</p> <ol style="list-style-type: none"> 1. The entity that we have our grazing lease with filed bankruptcy. He advised Cindy that he excluded our grazing lease from the bankruptcy. 2. Several property owners attended the Board meeting to express their concerns and to find answers regarding violations they received. It was explained to them that Park County recently started enforcing their Land Use Regulations and that Park County regulations supersede Wildwood bylaws and covenant. The guests were advised to contact Park County directly. 3. Dian indicated that the Board members are not listed on the RealManage Residential Portal properly 	<p>CLOSED</p> <p>CLOSED</p> <p>Board members are not listed on RealManage Residential Portal properly</p>
I.	<p>ADJOURNMENT: MOTION to Adjourn: Jim with 2nd by Dian. There being no further business to discuss, the meeting was adjourned at 11:25.</p>	<p>--</p>