

A.	Time/Place: Wildwood Owner's Association Board Meeting Village Inn – Castle Rock	Date: January 16, 2010
B.	Call to Order: The meeting was called to order at 10:00	
C.	Roll call was by sign-in sheet: Susan Borgardt Dian Cleveland Larry Covillo Pete Doolittle Gerry Grishaber - absent Bill Hathorn Cindy Hertz - absent Tom Mayo Margo Moran Jim Nicholls Rich Whetsell Art Allen - Caretaker	
D.	Minutes: Minutes of the November meeting were reviewed. NOTE: Secretary, Kathy Hurt, has resigned her position on the Board. Dian Cleveland will assume secretary duties. Pete Doolittle, alternate, will advance to regular board member to fill Kathy's position.	APPROVED
E.	REPORTS OF OFFICERS: 1. Secretary: No report 2. Treasurer: No report 3. Vice-President: New signs in the bathroom have been installed right over the toilets. Cost was \$30 each. 4. President: No report – president is absent	
F.	REPORTS OF COMMITTEES: 1. Accounting/Financials: <ul style="list-style-type: none"> • Financials thru November, 2009 are on the Real Manage site for review. A printed copy was passed out for review. • Board members are encouraged to explore the Board Portal thru Real Manage. Passwords are required to explore the Board Portal as well as the board member's personal account. Information on all owners may be seen thru the Board Portal. Susan will help assure that all members have passwords. • Roster is “funny looking”; we'll have to get used to it and figure out how to sort it like we like it. • Financials will be available by the 20th of the following month. • Real Manage has changed our financials from a cash basis to accrual basis. Members present curious why this basis is better. Will ask Cindy to help us understand when she returns in March. 2. Buildings and Grounds: French drain on north side of caretaker residence has been leaking into cement into laundry and office. Aerators are working fine	Cindy is working with Real Manage to get the displays to our preferences All Board members need to review financials before each meeting Have to wait 'til spring for any remedy

	<p>of this property.</p> <ul style="list-style-type: none"> • Legal update: increased legal fees are killing us. We're spending increased amounts but not realizing increased income thru collections. Can we file a lien and just let it sit until someone tries to buy it rather than spending money trying to collect from deadbeat owners? Can the lost of dues income be deducted on our taxes? Do we have to file the lien every year? Can we garnish wages for dues and fees? Does Real Manage have a collection piece? • Cindy is working with Wade from Real Manage in Texas. Chuck is the salesman; Wade is the one who actually does the set up work. • Dues are mailed to a Denver address but actually go to Texas for processing. This was not what we understood when we transitioned. Board tried to keep everything local. <p>4. Lot Improvement: 4-447 and 4-448 complained that cattle have vandalized their home.</p>	<p>We need to review what we're doing thru legal avenues to contain cost and maximize our legal dollars. Cindy will be able to answer most of these questions when she returns; Susan will send an e-mail with some of our questions</p> <p>Owners were reminded this is open range; land owner must fence out</p>
G.	<p>UNFINISHED BUSINESS:</p> <ol style="list-style-type: none"> 1. RealManage transition is done with the entire F&F database imported. There were some problems with mailing addresses; Chuck has been informed 2. Playground: State liability laws are very strict; our project is considered a commercial application. Due to the greatly increased liability, Art will not be interested in the installation work on the new playground. Bill will bring info on other companies. Current brochures show playground apparatus for ages 2-12, 20 kids at one time for about \$3600 which does not include installation. The raffle during the summer raised about \$800 towards the playground. 3. Passes will be lime green. Susan has three bids. Our usual company, ABC, is the cheapest at \$141 for 1000 passes. Susan will number them by hand. Mail passes ONLY to owners in Colorado and only three per owner no matter how many lots they own. They can ask for extras if they need them. MOTION to purchase: Bill with 2nd by Tom 4. 	<p>TABLED to March meeting</p> <p>Susan will purchase passes</p>
H.	<p>NEW BUSINESS: Leader of SOSPW, Doran Moore, passed away in December. No news on what happened. He will be missed. Ramon Castro may step up as new leader and advocate for our water rights and purity in South Park. WW Board needs to support the Water Coalition to maintain our water rights and purity. The current laws, adopted in 1876, allow the State to do many things without telling the landowners.</p>	<p>--</p>
I.	<p>ADJOURNMENT: MOTION to Adjourn: Rich with 2nd by Bill. There being no further business to discuss, the meeting was adjourned at 11:00.</p>	<p>--</p>