

A.	Time/Place: Wildwood Owner's Association Board Meeting Village Inn – Castle Rock, CO	January 19, 2008												
B.	Call to Order: The meeting was called to order at 10:08 a.m.													
C.	<p>Roll call was by sign-in sheet:</p> <table border="0"> <tr> <td><input type="checkbox"/> Susan Borgardt</td> <td><input checked="" type="checkbox"/> Cindy Hertz</td> <td><input type="checkbox"/> Joe Murphy</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dian Cleveland</td> <td><input checked="" type="checkbox"/> Chuck Larimer</td> <td><input type="checkbox"/> Dale Wells</td> </tr> <tr> <td><input checked="" type="checkbox"/> Larry Covillo</td> <td><input checked="" type="checkbox"/> Tom Mayo</td> <td><input checked="" type="checkbox"/> Rich Whetsell</td> </tr> <tr> <td><input checked="" type="checkbox"/> Bill Hathorn</td> <td><input checked="" type="checkbox"/> Margo Moran</td> <td></td> </tr> </table> <p><input checked="" type="checkbox"/> Art Allen – Caretaker <input type="checkbox"/> Jerry Grishaber – Alternate</p> <p>Members Borgardt, Murphy, Wells, and Grishaber were excused.</p> <p>Guest: Geoff Cleveland 1-069</p>	<input type="checkbox"/> Susan Borgardt	<input checked="" type="checkbox"/> Cindy Hertz	<input type="checkbox"/> Joe Murphy	<input checked="" type="checkbox"/> Dian Cleveland	<input checked="" type="checkbox"/> Chuck Larimer	<input type="checkbox"/> Dale Wells	<input checked="" type="checkbox"/> Larry Covillo	<input checked="" type="checkbox"/> Tom Mayo	<input checked="" type="checkbox"/> Rich Whetsell	<input checked="" type="checkbox"/> Bill Hathorn	<input checked="" type="checkbox"/> Margo Moran		
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D.	Minutes: Minutes of the November, 2007 meeting were reviewed. Motion to approve: Bill; 2 nd Rich	APPROVED												
E.	<p>REPORTS OF OFFICERS:</p> <ol style="list-style-type: none"> 1. Secretary: No report 2. Treasurer: WW Balance sheet shows a combined balance in all accounts of \$101,318.00. (See Attachments) 3. Vice President: No report 4. President: The presidents report is contained in the body of the minutes 													
F.	<p>REPORTS OF COMMITTEES:</p> <ol style="list-style-type: none"> 1. Administration: <ol style="list-style-type: none"> a. Accounting/Financials: F&F is working on the 2007 tax return; report to Board at March, 2008 meeting. b. Legal Audit: <ol style="list-style-type: none"> 1) Our attorneys, Winzenburg, Leff, Purvis & Payne, will be performing an annual audit of WW documents to evaluate compliance with SB100 and it's revisions. (See Attachment). WW may need to pay some legal fees to bring some of our documents into compliance. WLP&P is reviewing and will advise of their findings and recommendations. 	CLOSED - Cindy will advise board via e-mail if needed												

2. Buildings and Grounds:

a. Caretaker Update: Lots of snow at WW!

- 1) Pavilion: Art would like to begin maintenance and improvements on Pavilion. He would like to install sliding doors on the front and back, wrap supporting posts in metal to prevent rot, insulate, OSB on the ceiling, and trim work. Money has been budgeted for routine maintenance and some improvements. MOTION to proceed: Bill; 2nd Tom
- 2) Caretaker residence siding: Art would like to install new siding and trim on the residence. Board felt we don't have the funds right now. Art will get three bids on siding materials for future consideration by the Board.
- 3) Caretaker Residence remodel: the laundry area needs to be redone; Art has some leftover drywall that can be used. He has finished work in kitchen.
- 4) Camping/Electrical/Dump Fees: Discussion and recommendation that we increase our fee for using electricity from \$3 a day to \$8 a day. This would bring the price to \$10 a day for the pad and electricity combined (from 5/15 thru 9/15). Dump fee will remain at \$10. The goal for all fees is not to make money but to break even. MOTION to increase electricity fee to \$8 a day by Larry; 2nd Chuck and Rich
- 5) Plumbing Issues: Some of the firemen who come to service the fire trucks have been abusing the bathrooms by using excessive amounts of toilet paper. This has necessitated plunging to clear blockages.
- 6) WW Sign on Elk Horn Road: Art is improving and remaking the WW sign. New ones will be Plexiglas and have solar lighting for better visibility. Should be ready for installation by May.
- 7) Snowmobile Trespass: In 12/07 and 1/3/08 Owners/Guests from Lots 4-429 and 1-029 were observed riding ATVs and/or snowmobiles across other owner's property.
- 8) County Plows: Several owners have been having difficulty with county snow plows either not plowing at all or plowing the snow directly into and blocking driveways.

APPROVED. Art will check with Park County to see if we need a building permit.

Informational

Informational

APPROVED. Will have Susan publish in the next newsletter

Dian will laminate some signs to be posted in the restrooms reminding to use minimal toilet paper.

Informational

Cindy will forward letters to owners telling them their WW privileges are revoked until they mark the boundaries of their property

Cindy will write a letter to the county; Dian will take some pictures to send with the letter. May include a map of WW showing homes

	<p>3. Billing and Enforcement:</p> <ul style="list-style-type: none"> a. Collection Update: Winzenburg, Leff, Purvis & Payne collection status report was reviewed. (See Attachment) All collection costs are passed on to the owner. Foreclosures will cost WW about \$3000 each; WLP&P have recommended three foreclosures. WWHOA has to pay costs up front and will recoup when the owner pays fees. Property values in the area are actually rising (based on recent sales info from local realtors). b. Owners with delinquent fees (see Attachment), including those who have not paid the pond assessment, will not receive annual passes. Instead they will get a notice that they are not in good standing due to delinquent fees. <p>4. Lot Improvement:</p> <ul style="list-style-type: none"> a. #4-447/4-448 – owners have constructed a shed without approval b. Leon Lux has acquired 3 adjoining lots in filing 3 and plans to construct an airfield. 	<p>Cindy will keep the Board informed</p> <p>Cindy will send the notice and Art will be notified which owners do not have passes.</p> <p>Bill will work with Susan regarding notification of non-compliance</p> <p>Informational</p>
G.	<p>UNFINISHED BUSINESS:</p> <ul style="list-style-type: none"> 1. WW Lot1-118: Now that county records correctly reflect WW ownership of the lot, the lot has been listed Jefferson Real Estate for \$10,500. 	<p>Informational</p>
H.	<p>NEW BUSINESS:</p> <ul style="list-style-type: none"> 1. Lot 3-015: Owner Jerry Quinn came to the last meeting. He has donated his property to Camp Como; he states they plan to sell the land to help fund the camp. Mr. Quinn requested we post the information detailing his lot for sale in our newsletter. 	<p>The Board does not want to start listing real estate in the newsletter. Owners may continue to post on the bulletin board in the Pavilion.</p>
I.	<p>ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 11:38 a.m. MOTION to adjourn by Bill; 2nd by Chuck and Larry.</p>	<p>--</p>