

A.	Time/Place: Wildwood Owner's Association Board Meeting Village Inn, Castle Rock, CO	Date: March 19, 2011										
B.	Call to Order: The meeting was called to order at 10:01 a.m.											
C.	<p>Roll call was by sign-in sheet:</p> <table border="0"> <tr> <td><input type="checkbox"/> Christine Cameron (excused)</td> <td><input checked="" type="checkbox"/> Bill Hathorn</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dian Cleveland</td> <td><input type="checkbox"/> Cindy Hertz (excused)</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: Chuck Larimer Kenneth Neu</p>	<input type="checkbox"/> Christine Cameron (excused)	<input checked="" type="checkbox"/> Bill Hathorn	<input checked="" type="checkbox"/> Dian Cleveland	<input type="checkbox"/> Cindy Hertz (excused)	<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	
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D.	Minutes: Minutes from the January 15, 2011 annual meeting were e-mailed to board members for review. Motion to approve by Dian with 2 nd by Bill.	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: Excused/Out of Town 											
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 January 2011 is located on the RealManage Board Portal for review. • RealManage Update: Received credit for unauthorized deductions • Newsletters/2011 Passes mailed out: Thank you to Larry and Barbara Covillo for mailing them out. Passes were not mailed to owners with unpaid dues or covenant violations. 2. Buildings and Grounds: <ul style="list-style-type: none"> • Caretaker hiring update: Rod to start in the next two weeks • Caretaker job description: Does not include moving RV's, etc. (Liability discussion/more insurance needed if allowed) Should be at Rod's expense if he wants to do it on his time • Storage/RV update: Bill made a motion to extend the storage area to help land owners with trailer storage. Pete 2nd the motion, the Board voted and all agreed. 3. Billing and Enforcement: <ul style="list-style-type: none"> • The 2011 Collections Update was emailed to the Board on March 26, 2011. There are several property owners who have not paid 	<p>CLOSED</p> <p>CLOSED</p> <p>CLOSED</p> <p>TABLED until Rod starts</p> <p>CLOSED</p> <p>CLOSED</p>										

	<p>their 2010 dues yet. Our goal is to have owners pay on time to avoid the late fees.</p> <ul style="list-style-type: none"> • The WLPP Status Report was emailed to the Board on March 16, 2011. • Covenant Violation – Lot 3-02 – Lot cleanup/Erected a fence to hide violation-2nd letter sent- Have not received a response from Owner • Covenant Violation – Lot 1-49/50 – Need confirmation that lot has been cleared from Owner • Covenant Violation – Lot 1-104 – Excessive bright orange posts and signs • Covenant Violation – Lot 1-182 – Need confirmation that lot has been cleared from Owner • Covenant Violation – Lot 2-227 – Lot cleanup – Have not received a response from Owner • Covenant Violation – Lot 2-254 – Trailer Moved/Other items still on lot – Would like someone to clear the rest of the items – Picnic table is donated to the Association. • Covenant Violation – Lot 4-404 – Lot cleanup – Cleared? Don & Judith Bennett were to speak at Board meeting for 10 minutes but were a no-show • Covenant Violation – Lot 4-407 – Lot cleanup – Have not received a response from Owner <p>4. Lot Improvement: No new requests received</p>	CLOSED
G.	<p>UNFINISHED BUSINESS:</p> <ol style="list-style-type: none"> 1. Park County Land Use Regulations – update from Herb Burton – 85% of Wildwood has been cleaned up 2. Trailers/RV Clarification – Guest Chuck Larimer to speak for 10 minutes. Chuck indicated that the newsletter needs clarification regarding the option for friends to bring trailer/boat. They need to be more specific to say that friends cannot leave the trailer/boat on the property. They can park it while in use but they cannot leave it. 	CLOSED OPEN
H.	<p>NEW BUSINESS:</p> <ol style="list-style-type: none"> 1. Board Nominations – There are 7 open positions. Along with Dean Doolittle, Chuck Larimer and Kenneth Neu are also interested in running. 2. Bill suggested that we take another look at how we handle delinquent lot owners. Bill proposes that we foreclose on the properties and sell them, writing off the debt on our taxes as bad debt. We may need to run this past Steffan. 	OPEN OPEN
I.	<p>ADJOURNMENT: MOTION to Adjourn: Dian made a motion to adjourn with 2nd by Bill. There being no further business to discuss, the meeting was adjourned at 11:11.</p>	