

A.	<u>TIME/PLACE:</u> Wildwood Owners' Association Board Meeting Village Inn – Castle Rock	
B.	<u>CALL TO ORDER:</u> The meeting was called to order at 10:00 a.m. Recorded by Dian Cleveland – Secretary	
C.	<u>ROLL CALL</u> by sign-in <input checked="" type="checkbox"/> Susan Borgardt <input checked="" type="checkbox"/> Bill Hathorn <input type="checkbox"/> Margo Moran (Exc) <input checked="" type="checkbox"/> Dian Cleveland <input checked="" type="checkbox"/> Cindy Hertz <input checked="" type="checkbox"/> Joe Murphy <input checked="" type="checkbox"/> Larry Covillo <input checked="" type="checkbox"/> Chuck Larimer <input checked="" type="checkbox"/> Rich Whetsell <input checked="" type="checkbox"/> Jerry Grishaber <input type="checkbox"/> Tom Mayo (Exc) <input checked="" type="checkbox"/> Art Allen – Caretaker Kim Cato – Alternate Pete Doolittle – Alternate Heather Doolittle–Guest	
D.	<u>MINUTES:</u> Minutes from the January, 2009 meetings were submitted for review.	APPROVED
E.	<u>REPORTS OF OFFICERS:</u> 1. <u>Secretary:</u> No report 2. <u>Treasurer:</u> Balance in accounts is \$78,248 as of 2/28/09 (See Balance Sheet) 3. <u>Vice-President:</u> No report 4. <u>President:</u> Report is contained in the body of the minutes.	CLOSED
F.	<u>REPORTS OF COMMITTEES:</u> 1. <u>Administration:</u> a. Accounting and Financials: Reviewed. (See 12/08, 1/09, and 2/09 Statements from Fernley and Fernley.) 2. <u>Buildings and Grounds:</u> a. Caretaker Update: Art has secured a bid for materials for vinyl siding (about \$2000 - copy submitted) and installation labor (\$1200) by Art for the caretaker residence and pavilion (about \$1350 for materials and \$900 labor). Art recommends waiting on the pavilion. Susan will get a second bid from J&J siding; Cindy has asked R&R Siding to do a site visit today and they will have a bid submitted early in the week.	CLOSED Cindy will e-mail the other bids to Board members for review, & vote

	<ul style="list-style-type: none"> b. Young mountain lion sighted near caretaker residence c. Pond is melting; geese are back on the island and will hopefully be nesting shortly. d. Leon Lux will be contacted to bring gravel for common area before it gets too muddy this spring e. We need to increase amount of algaecide for treatment based on the increased size of the pond. Art will treat ASAP when product arrives. f. VERY DRY this spring and fire bans are already in effect. Susan will mention the fire ban in newsletter and residents/visitors will be reminded. g. Art has received two complaints about owners without wells coming to common area to get water to water newly planted trees on their property. Owners could also have water delivered to their property in large tanks. Board does not see this as a problem; more trees are desired. <p>3. <u>Billing and Enforcement:</u></p> <ul style="list-style-type: none"> a. Attorney Status Report: <ul style="list-style-type: none"> 1) WLPP recommends foreclosure proceedings on three more lots. The process is expensive and fees have to be paid “up front”. 2) Some accounts are in limbo because owner is deceased and an estate has not been opened. WLPP advises we open and estate so we can file claims against it for monies owed to WW. b. Collection Update: <ul style="list-style-type: none"> 1) Money is coming back from actions by WLPP through bank account garnishment which has to go through the courts for final judgment. 2) NRLL (out-of-state company that has purchased lots from a number of owners at greatly discounted prices) waited until the last minute to pay dues owed last year. Cindy is sure they will pay before attorney’s fees are assessed on the account. 3) 2-251 is in Chapter 7 bankruptcy 	<p>Cindy will call Leon</p> <p>Cindy will order ASAP</p> <p>No action</p> <p>TABLED – will discuss again at May meeting</p> <p>No action</p> <p>Cindy will get into</p> <p>No action</p>
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	<p>4) 3-003 is in an estate; grandkids are supposed to pay</p> <p>5) 2-254 claims mail was addressed wrong but submits copies via e-mail of letters received including the notice with Cindy's handwritten plea to call regarding the account before it had to be turned over to the attorney and those fees incurred. Owner is not a new owner; his family is the original owner and has been paying dues on time since original purchase of lot. He requests waiving the attorney fees. Board requests owner pay the attorney fees.</p> <p>c. Violations:</p> <p>1) 1-050 – no action or response from owner</p> <p>2) 1/079 – no action. Owner requested an extension of the 3/31/09 deadline but was denied by the Board. No further action by owner; will refer to attorney for action.</p> <p>3) 1-111 and 1-182 have been resolved</p> <p>4) 3-011 – structure has been knocked down but not yet burnt. Cindy discussed with Fire Chief. Jay faxed Cindy a copy of a burn permit for the remaining debris and assured her that the burn will occur ASAP when weather conditions improve.</p> <p>5) 2-291 – new owner. They have a POD structure on the lot which is a covenant violation. They have also installed a plastic culvert which is a violation of Park County regulations (they have been notified). Art gave owners a lot improvement form for any building they might be contemplating. Cindy has not received new owner information from a title company.</p> <p>6) 2-270 – new complaint of dogs running at large</p> <p>7) 1-020/021 – owners permanently (not just for tax purposes) collapsed/combined their four lots into two lots with Park County. They are requesting a refund of dues on the two lots that no longer exist. Dues were due 8/31/09; paperwork on lots was not finalized until 10/1/09. They owned four lots as of 8/31/09. Board denies request for refund; owners will only be billed for dues on the two collapsed lots for 2010 dues.</p> <p>4. <u>Lot Improvement:</u> a. 1-138 - garage</p>	<p>Cindy - letter</p> <p>No action</p> <p>No action</p> <p>No action</p> <p>Cindy will send a letter when ownership info is updated thru Park County</p> <p>Cindy - letter</p> <p>Cindy will inform owner</p> <p>APPROVED</p>
G.	UNFINISHED BUSINESS:	

	<p>1. Website:</p> <ul style="list-style-type: none"> a. Delbert Bills has been writing articles about WW history that have been posted to the website. Cindy will have the 1/09, 2/09, and 3/09 articles posted on the next update. b. Minutes are now on the website for owner access in compliance with SB100 <p>2. Firehouse lease: Art found a signed lease dated 11/16/91 that shows we have a five-year automatic extension clause. The lease also states all maintenance is the responsibility of the fire district. The building needs to be painted or sided soon. Fire chief has said they will consider maintenance issue in their budget.</p>	<p>Cindy will forward to WLPP and fire chief for review</p>
<p>H.</p>	<p><u>NEW BUSINESS:</u></p> <ul style="list-style-type: none"> 1. Collection Agency vs. Attorney: Further discussion regarding using a collection agency vs. the WLPP for collection of bad debt. Collection agency can only go up to a certain point then the matter is turned over to an attorney for legal action. Only 11 of 466 lot owners are on the delinquent list requiring further action. Suggested bold warnings on F&F final notice of cost of attorney fees if owners allow the situation to progress. 2. Susan wants to develop a simple, cheap, color brochure to hand out at picnics, have available in restroom dispenser, and possibly in some sort of "Welcome" packet for new owners. The brochure would include basic info about WW including a reference to the WW website for further information. Susan will bring more details to 5/09 meeting 3. Complaint received from owner stating they sent letters to F&F two times and never received a reply. Cindy stated F&F forwards owner inquiries to her for action. 	<p>No action</p> <p>Susan – May meeting</p> <p>No action</p>
<p>I.</p>	<p><u>ADJOURNMENT:</u> Motion to adjourn by Rich with 2nd by Bill to adjourn the meeting at 11:30.</p>	