

A.	Time/Place: Wildwood Owner's Association Board Meeting Fill in the place meeting was held	May 17, 2008
B.	Call to Order: The meeting was called to order by Susan Borgardt at 10:00 a.m.	
C.	Roll call was by sign-in sheet: <input checked="" type="checkbox"/> Susan Borgardt <input type="checkbox"/> Cindy Hertz <input type="checkbox"/> Joe Murphy <input checked="" type="checkbox"/> Dian Cleveland <input checked="" type="checkbox"/> Chuck Larimer <input checked="" type="checkbox"/> Dale Wells <input checked="" type="checkbox"/> Larry Covillo <input type="checkbox"/> Tom Mayo <input type="checkbox"/> Rich Whetsell <input checked="" type="checkbox"/> Bill Hathorn <input checked="" type="checkbox"/> Margo Moran <input checked="" type="checkbox"/> Art Allen – Caretaker <input checked="" type="checkbox"/> Jerry Grishaber - Alternate	Board members Cindy Hertz, Tom Mayo, Joe Murphy, and Rich Whetsell are excused
D.	Minutes: Minutes of the March meeting were reviewed. Motion to Approve: Margo; 2 nd Dale	APPROVED
E.	REPORTS OF OFFICERS: 1. Secretary: No report 2. Treasurer: WW Balance sheet shows a balance in all accounts of \$82,445.00. (See Attachment) 3. Vice President: No report 4. President: No report	-- -- -- --
F.	REPORTS OF COMMITTEES: 1. Administration: A. Accounting/Financials: Suggestion to change caretaker phone/internet provider to improve download/access time for better customer service and provide better access to board members. Current contract expires in June. B. Legal Audit Update: Need to rewrite #10 of the covenants regarding enforcement to bring into compliance with SB100. Will need to rewrite Rule #7 due to dropping the dump fee for the time being. We have also changed the daily fees for the pad and electric. Everything else is fine. 2. Buildings and Grounds: A. Caretaker Update: a. Siding for Caretaker Residence: Art has been researching cost of purchasing insulated siding for the residence with the goal of Art doing the installation in September. Cost ranges from about \$2600-\$3150. Association will save a great deal with Art doing the installation. b. Gravel for grounds: Art has been getting local bids for delivery of gravel for the common area and camping spaces.	Art will work with Margo to accomplish this at contract change time CLOSED Consider in budget review Consider in budget review

	<p>c. Fence: Art needs about \$200 of CWF to seal the fence</p> <p>d. Pavilion: Art would like to insulate the ceiling of the Pavilion and paint the outside. Total cost for both would be about \$600.</p> <p>e. Raise for Caretaker: Caretaker currently being paid \$900/month. MOTION to increase monthly pay to \$1100 by Bill; 2nd Dale.</p> <p>f. Cathy Drive: Needs a culvert from Elkhorn Road onto Cathy Drive. Art has the culvert; they just need to install it.</p> <p>g. WW Sign: New solar-illuminated WW signs will soon be installed; the new white lettering has already been installed on Elkhorn Road.</p> <p>h. Need some “No trespassing signs” on the upper end to prevent foot traffic long enough to allow the grass to get a hold. Also quite muddy on that end of the pond.</p> <p>B. Pond Update: Fish have been delivered.</p> <p>3. Billing and Enforcement:</p> <p>A. Collection Update: Costs \$1000 to start the foreclosure process. Will discuss in July which lots need to be entered in that process.</p> <p>B. Guest Input: Kim Cato Lots 2-300 and 2/301 complained to the Board about the way our attorney’s office treated her during a recent encounter she had after purchasing her lots. She also stated the realtor and Security Title were negligent in their failure to disclose the pond assessment prior to closing. Ms. Cato states she has paid all assessments and dues but will be complaining to the Bar Association regarding her treatment by our attorney.</p> <p>4. Lot Improvement: Doolittle’s have installed a driveway; requires county permit which is owner’s responsibility. Benedict’s are building a shed; WW paperwork in and approved.</p> <p>5. Other: Since the Pavilion is now enclosed, the November meeting can be held at WW rather than the Village Inn in Castle Rock. MOTION to have November meeting at WW by Bill; 2nd Susan. APPROVED</p>	<p>Consider in budget review</p> <p>Members felt this should be deferred until 2009/2010 Budget</p> <p>APPROVED. Margo will contact PayChex to make the change</p> <p>--</p> <p>Art will contact Park County Road and Bridge to inquire</p> <p>--</p> <p>--</p> <p>--</p> <p>--</p> <p>Ms. Cato will e-mail documents pertaining to her legal battle to Susan before the next board meeting in July</p> <p>--</p> <p>Susan will contact Diane at Village Inn</p>
G.	<p>UNFINISHED BUSINESS:</p> <p>1. Uranium Mining Update: More staking has taken place along the Elkhorn. SOSPW08 has been working with multiple agencies in Park County and statewide to halt the actual mining process. Members of the group, including several members of the WW Board, fear ground water contamination and possible radioactivity concerns if the mining is allowed to commence. Signs are posted along the Elkhorn and bumper</p>	<p>Margo will contact F&F for a check</p>

	<p>stickers have been distributed. Printing alone has cost SOSPW08 volunteers \$1300. MOTION for WW Board to donate \$500 to SOSPW08 by Dian; 2nd by Chuck. Susan abstained. APPROVED</p> <p>Members of SOSPW08 have encouraged all land owners to make a claim to their underground water rights through the State of Colorado.</p> <p>2. Website update: No progress so far. There will be a monthly fee to the webmaster. Further research required.</p>	<p>--</p> <p>OPEN – Discuss at July meeting</p>
H.	<p>NEW BUSINESS:</p> <p>1. Change to Covenants: Susan would like to see the legal name of WW change to Wildwood Village and leave out the “recreational” part.</p> <p>2. July Picnic: Horseshoe pit, hillbilly golf, and other simple outdoor games will be available. Donations are encouraged for drawings for the kids; Susan will use some of the \$250 budget to get some McDonalds, Dairy Queen and Barnes & Noble gift cards for the drawings</p> <p>3. Board Member Change: Dale Wells is resigning from the Board effective immediately; alternate Jerry Grishaber will fill the position effective today. Due to health concerns, the Wells’ are moving to Florida permanently. Dale would like to remain on the board in some capacity; his knowledge as a long-time owner and board member is valued and greatly appreciated.</p> <p>4. Nominations for September election: Dale, Susan, Larry, Tom, Jerry, and Rich are all up for election. All will run again with Dale asking for Alternate only.</p> <p>5. Lot on Shenandoah has been trashed again. Owners still have not taken care of their mess from last year. They need to remove the destroyed shed and a number of propane tanks.</p> <p>6. 2008/2009 Budget Review:</p> <p>A. Dues and other fees: Cash on hand indicates a little surplus. Members suggested suspending the dump fee for this year and reducing the annual dues. MOTION to suspend the dump fee by Bill; 2nd Chuck. APPROVED MOTION to reduce annual dues to \$120 by Dale; 2nd Bill. APPROVED</p> <p>B. Proposed Budget: Members reviewed the proposed budget line by line. Some adjustments were suggested. Price of fuel will impact a number of our costs in the next year including caretaker mileage rate.</p>	<p>OPEN - Check with Cindy and attorneys</p> <p>CLOSED</p> <p>CLOSED</p> <p>CLOSED – Board members are encouraged to solicit volunteers to run on the September ballot which will be mailed in early July with the dues assessments</p> <p>Susan offered to contact them again with a 30-day deadline</p> <p>CLOSED</p> <p>OPEN – July. Susan will advise Cindy of revisions</p>
I.	<p>ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 12:45 p.m. MOTION to adjourn by Dale; 2nd by Chuck.</p>	

