

A.	Time/Place: Wildwood Owner's Association Board Meeting WW Pavilion	Date: July 16, 2011																						
B.	Call to Order: The meeting was called to order at 10:00 a.m.																							
C.	<p>Roll call was by sign-in sheet:</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/>Christine Cameron</td> <td><input checked="" type="checkbox"/>Bill Hathorn</td> </tr> <tr> <td><input type="checkbox"/>Dian Cleveland</td> <td><input checked="" type="checkbox"/>Cindy Hertz</td> </tr> <tr> <td><input checked="" type="checkbox"/>Larry Covillo</td> <td><input 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> <tr> <td></td> <td><input checked="" type="checkbox"/>Miles Smith - Caretaker</td> </tr> </table> <p>Guests:</p> <table border="0"> <tr> <td>Kenneth Neu</td> <td>Chuck Larimer</td> </tr> <tr> <td>Sherry Wilson</td> <td>Judy Lee</td> </tr> <tr> <td>Susan Clark</td> <td>Nancy Wuchner</td> </tr> <tr> <td>Marcus Miller</td> <td>Bill and Doris Weir</td> </tr> <tr> <td>Pete (not signed in)</td> <td></td> </tr> </table>	<input checked="" type="checkbox"/> Christine Cameron	<input checked="" type="checkbox"/> Bill Hathorn	<input type="checkbox"/> Dian Cleveland	<input checked="" type="checkbox"/> Cindy Hertz	<input checked="" type="checkbox"/> Larry Covillo	<input 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		<input checked="" type="checkbox"/> Miles Smith - Caretaker	Kenneth Neu	Chuck Larimer	Sherry Wilson	Judy Lee	Susan Clark	Nancy Wuchner	Marcus Miller	Bill and Doris Weir	Pete (not signed in)		
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D.	Minutes: Minutes from the May 21, 2011 annual meeting were e-mailed to board members for review. Correction will be made to add names, Mark and Deb Miller as guests. Motion by Bill and second by Jim to approve.	APPROVED																						
E.	REPORTS OF OFFICERS: <ol style="list-style-type: none"> 1. Secretary: No report, not present 2. Treasurer: No report 3. Vice-President: 108 people at the July picnic – good turn out 4. President: Report found in body of minutes 																							
F.	REPORTS OF COMMITTEES: <ol style="list-style-type: none"> 1. Administration <ul style="list-style-type: none"> • Accounting/Financials: Financial information through June 2011 is located on the RealManage Board Portal for review. • RealManage Update: Our new account representative is Kim Bacon sent out postcards to all the lot owners. Kim is working on gathering e-mail addresses from lot owners. At this point we will continue mailings at this point. • Update - Association Lots: There has been some interest. Jason has been asked to communicate our covenants and park county LUR's to prospective buyers. • HOA Bills Recently signed by Governor Hickenlooper: Senate bill about conflict of interest and disclosers. Bill for transfer fees for lot sales is being considered. 2. Buildings and Grounds: <ul style="list-style-type: none"> • Caretaker hiring update: Miles Smith second meeting. <ul style="list-style-type: none"> ○ Larry made motion to raise camping fees to \$5 and electrical \$10 per day. Bill second. Motion carried and all in favor. Cindy will order new signs that rates can be changed. • Storage/RV update: <ul style="list-style-type: none"> ○ Reviewed bids for the fencing. Jim did not vote due to conflict of interest. Bill motion Kristine second to approve Fence Repair Specialist for the amount of \$3800. All were in favor. 	<p>CLOSED</p> <p>CLOSED</p> <p>CLOSED</p> <p>APPROVED</p> <p>APPROVED</p>																						

	<ul style="list-style-type: none"> ○ Care Takers Water softener system is old and per the culigan man needs a commercial system installed. Used unit cost \$4000 and new is \$7000. Waiting for additional information and bids. Talk to Tom Mayo about a bid? <p>3. Billing and Enforcement:</p> <ul style="list-style-type: none"> ● The June 2011 Collections Update was emailed to the Board ● The WLPP Status Report was emailed to the Board ● Combining lots issue- Lot owners who combine lots are obligated to pay the home owner fees for each lot. Bill motion, Jim second all in favor. Motion carried. ● Covenant Violation – See Board Meeting Agenda for July 16th, 2011 ● Lot 1-49/50 – Need status update ● Lot 1-111 – LUR Violation-Yurt/Accessory structure occupied as a dwelling ● Lot 1-182 – Email from owner ● Lot 1-212 – Propane tanks on trailer ● Lot 2-221 – Need status update ● Lot 2-227 – Lot cleanup – Have not received a response from Owner ● Lot 2-254 – Lot cleaned up by Judy Lee and the Wilsons-Email received 7/8/2011 ● Lot 3-02 – Need status update ● Lot 4-407 – Lot cleanup – Have not received a response from Owner ● Lot 4-434 – Owner would like to pay someone to clean up lot – Miles? ● Lot 4-436 – LUR Violation-5 campers on lot with port-a-potty <p>4. Lot Improvement: Bill received lot improvement forms.</p> <ul style="list-style-type: none"> ● Hank Fannin lot 197 sent in one for a deck that we did approve, and one for a shed that we did not approve. ● Bill and Doris Weir lot 1-203 for a gravel area for his camper, we did approve. ● John Hodge (not sure on his lot number) sent a drawing only (no form) for a pole for some solar panels, we decided he did not need a lot improvement form for that, I called and left him a message on his cell. ● Hank and Bill and Doris I e-mailed. 	<p>OPEN</p> <p>APPROVED</p>
G.	<p>UNFINISHED BUSINESS:</p> <ol style="list-style-type: none"> 1. Park County Land Use Regulations – Waiting for meeting 2. Vern Wagner/ Grazing Lease Update – Miles to call county about more cattle being dropped. Are they Verns? 	<p>CLOSED</p> <p>OPEN</p>
H.	<p>NEW BUSINESS:</p> <ul style="list-style-type: none"> ● Horse Boarding – Lot 1-108 : Miles to address with lot owner the water use for horses need to be from an other source. ● Jim will call Park County and e-mail us about keeping horses on to WW lots. 	<p>OPEN</p> <p>OPEN</p>
I.	<p>ADJOURNMENT: MOTION to Adjourn: Jim made a motion to adjourn with 2nd by Bill. There being no further business to discuss, the meeting was adjourned at 11:55.</p>	