

A.	Time/Place: Wildwood Owner's Association Board Meeting WW Pavilion	Date: July 17, 2010														
B.	Call to Order: The meeting was called to order at 10:00															
C.	<p>Roll call was by sign-in sheet:</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Susan Borgardt</td> <td><input checked="" type="checkbox"/> Cindy Hertz</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dian Cleveland</td> <td><input type="checkbox"/> Tom Mayo (absent-excused)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Larry Covillo</td> <td><input type="checkbox"/> Margo Moran (absent-excused)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Pete Doolittle</td> <td><input checked="" type="checkbox"/> Jim Nichols</td> </tr> <tr> <td><input checked="" type="checkbox"/> Gerry Grishaber</td> <td><input checked="" type="checkbox"/> Rich Whetsell</td> </tr> <tr> <td><input checked="" type="checkbox"/> Bill Hathorn</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Art Allen – Caretaker</td> <td>Sherry Wilson – guest Tony Giebler - guest</td> </tr> </table>	<input checked="" type="checkbox"/> Susan Borgardt	<input checked="" type="checkbox"/> Cindy Hertz	<input checked="" type="checkbox"/> Dian Cleveland	<input type="checkbox"/> Tom Mayo (absent-excused)	<input checked="" type="checkbox"/> Larry Covillo	<input type="checkbox"/> Margo Moran (absent-excused)	<input checked="" type="checkbox"/> Pete Doolittle	<input checked="" type="checkbox"/> Jim Nichols	<input checked="" type="checkbox"/> Gerry Grishaber	<input checked="" type="checkbox"/> Rich Whetsell	<input checked="" type="checkbox"/> Bill Hathorn		<input checked="" type="checkbox"/> Art Allen – Caretaker	Sherry Wilson – guest Tony Giebler - guest	
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D.	Minutes: Minutes from the May 15, 2010 meeting were e-mailed to board members for review. Motion to approve by Bill with 2 <sup>nd</sup> by Rich	<b>APPROVED</b>														
E.	<p><b>REPORTS OF OFFICERS:</b></p> <ol style="list-style-type: none"> <li>1. Secretary: No report</li> <li>2. Treasurer: Cindy for Margo <ul style="list-style-type: none"> <li>• Account balances were listed</li> </ul> </li> <li>3. Vice-President: <ul style="list-style-type: none"> <li>• Susan announced she will not seek re-election to the Board at this time; reviewed a list of duties that someone will need to take over.</li> <li>• Submitted two written complaints from two owners <ul style="list-style-type: none"> <li>- Owners being told by Art that they must leave the pond at dark for safety reasons. More discussion later in minutes under Buildings and Grounds.</li> <li>- Bathrooms were dirty and poorly restocked with supplies over the 4<sup>th</sup> of July weekend. Board discussed the difficulty of keeping washrooms clean when there is increased traffic on a holiday weekend. Noted that paper towel dispensers have been malfunctioning and big wads of clean towels fall into the trash or onto the floor; folks will not pick these up to use. This is the mountains; dirt happens.</li> </ul> </li> </ul> </li> <li>4. President: Cindy thanked Susan for her service on the board and presented a small gift. Remainder of president's report contained in the body of the minutes.</li> </ol>	<p><b>New paper towel dispensers will be installed before the Labor Day picnic</b></p> <p><b>CLOSED</b></p>														
F.	<p><b>REPORTS OF COMMITTEES:</b></p> <ol style="list-style-type: none"> <li>1. Accounting/Financials: Board reminded that all WW documents may be viewed on the Real Manage Board portal including financials, minutes, an all historic info. This sets up the association information chain for the long term. The \$250 transfer fee payable directly to Real Manage</li> </ol>	<b>CLOSED</b>														

<p>through the title company is running smoothly. If owners don't utilize a title company, they still have to pay the transfer fee to get the ownership info set up in the Real Manage system.</p> <p>2. Buildings and Grounds:</p> <ul style="list-style-type: none"> <li>• Caretaker update: <ul style="list-style-type: none"> <li>○ Cattle: Natural ground water is low this year and the cattle often press up against the fence wanting to get thru to the pond for water. No fence damage yet.</li> <li>○ Still not charging owners/guests to use the dump site for their campers. Usage is 40% owners, 60% guests of owners. Having it pumped 2-3 times a year.</li> <li>○ Some ATV owners are reckless and destructive when in the common area – speeding, doing “cookies”. Board will have to address with owners/guests when unsafe behavior is seen in the common area. Elsewhere, it's up to the county as everything else is county roads.</li> </ul> </li> <li>• Hours for fishing: Several owners would like to be able to fish past sunset. Cindy checked other local lakes, leased fishing property, fly fishing clubs, DOW for a standard. After dark it's impossible to enforce the fishing limit or monitor the safety of the fishermen. <b>MOTION by Larry: allow fishing 5 a.m. to 10 p.m. year round. 2<sup>nd</sup> by Jim APPROVED</b></li> <li>• Playground equipment has been installed but still need the pea gravel for the enclosed area. Leon had the lowest bid but it wasn't pea gravel.</li> </ul> <p>3. Billing and Enforcement:</p> <ul style="list-style-type: none"> <li>• Dues notices and ballots go out next week. Susan Borgardt does not wish to run again. Sherry Wilson, Ceba Allen, and Kathy Hurt have agreed to run; Larry, Rich, and Gerry will run for re-election.</li> <li>• Discussed outstanding collections. Six accounts have been sent to the attorney for action; Stephane Dupont has suggested, and the Board agreed, to go straight to Sheriff's Sale on two non-responding owners. This will save a great deal of money for the Association.</li> <li>• Lot 4-434 has blown down shed and junk all over the place. Art has obtained permission from the owner to go on the property and clean up the mess.</li> </ul> <p>4. Lot Improvement:</p> <ul style="list-style-type: none"> <li>• 4-343 – Shed</li> <li>• 1-197 – driveway and shed <ul style="list-style-type: none"> <li>- Owner's transfer fee must be paid before granted</li> </ul> </li> <li>• 1/091 – Culvert, 2 sheds, fence, well, septic, driveway</li> <li>• 1-056 – shed</li> </ul>	<p><b>CINDY will contact Vern</b></p> <p><b>CLOSED</b></p> <p><b>CLOSED</b></p> <p><b>CLOSED – Cindy and Art will get signs made, Susan will put in the newsletter, and it will be announced at the Labor Day Picnic</b></p> <p><b>Art will contact a different company and get that installed</b></p> <p><b>CLOSED</b></p> <p><b>CINDY</b></p> <p><b>Art will wait for Park County clean up day and haul the stuff away</b></p>
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	<ul style="list-style-type: none"> <li>• 4-424/425 – 2 sheds</li> <li>• 2-265 – driveway</li> <li>• 1-213 – well</li> <li>• 2-242 – green house</li> </ul>	
H.	<p><b>NEW BUSINESS:</b></p> <ol style="list-style-type: none"> <li>1. Park County Land Usage Regulations: Some owners have requested that all campers be removed from lots in the winter; others maintain that the county doesn't require winter removal on private property. An owner reported that Park County LURs don't allow sheds on lots less than 35 acres unless there is a primary residence. WW has historically approved sheds on any lot if they meet covenant requirements and submit a request to the building committee; compliance with county building codes/permits has always been the responsibility of the owner.</li> <li>2. Picnic: Jim Nichols reports there were at least 105 attending the 4<sup>th</sup> of July picnic. Board thanked the cooks and Jim for their hard work.</li> <li>3. Tony Giebler (guest) complained about increase in transfer fee between when he bought his land in 1986 and when he recently sold it. Cindy explained that all costs have increased in the last 24 years.</li> </ol>	<p><b>Cindy will talk to Park County and get written clarification</b></p> <p><b>Cindy asked Art to inventory the sheds on WW so we have an idea how many there are</b></p> <p><b>CLOSED</b></p> <p><b>CLOSED</b></p>
I.	<p><b>ADJOURNMENT: MOTION to Adjourn: Bill with 2nd by Susan and Jim.</b> There being no further business to discuss, the meeting was adjourned at 11:30.</p>	--