

A.	<u>TIME/PLACE:</u> Wildwood Owners Association Board Meeting Wildwood Pavilion	July 18, 2009
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 checked="" type="checkbox"/> Margo Moran <input checked="" type="checkbox"/> Dian Cleveland <input checked="" type="checkbox"/> Cindy Hertz <input type="checkbox"/> Joe Murphy (Exc) <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 checked="" type="checkbox"/> Tom Mayo <input checked="" type="checkbox"/> Art Allen – Caretaker Vern Wagner – guest Kim Cato – Alternate Sue Clark – owner Pete Doolittle – Alternate Jim Nicholls - owner	
D.	<u>MINUTES:</u> Minutes from the May meeting was submitted for review. Motion to approve: Rich; Jerry 2 nd	APPROVED
E.	<u>REPORTS OF OFFICERS:</u> 1. <u>Secretary:</u> No report 2. <u>Treasurer:</u> Account balances are \$4399 in checking account (See financials). Need to pay \$3200 for gravel; may have to transfer funds from money market to checking. 3. <u>Vice-President:</u> 102 attended the 4 th of July picnic. Good donations for the raffle; could use more adult prizes. 4. <u>President:</u> Report is contained in the body of the minutes	
F.	<u>REPORTS OF COMMITTEES:</u> 1. <u>Administration:</u> a. Accounting and Financials: May and June financials to members via e-mail. b. F&F is no longer our record keeping company. There are 3 RFPs to review today for a new company. Cindy will work with F&F and new company to transition our 1 st notice dues remittances to F&F and the 2 nd notice remittances with the new company. First notice remittances need to go to F&F to conclude our fiscal year	

with them and transition to the new company in the new fiscal year.

2. Buildings and Grounds:

Caretaker Update:

- Used \$116 of the \$300 of gas bombs for rodent control in the common area
- Siding has been purchased to side the shed at residence
- Leon has not rolled the ground around the pond – that is still pending
- Door to restrooms was left ajar/unlatched by persons unknown. The wind caught they door and the glass and screen are broken and screws are pulled out of the jamb. Need a new door, at least one auto closer, and mount to swing to the opposite side so the door does not hit the faucet head. MOTION to replace door and make repairs for about \$300 Larry 1st; Bill 2nd
- Tom and Bill looked at the aerators which have stopped working. We're outside the 18 month warrantee on compressor. Need parts and/or rebuild kit for compressor in box on bank. MOTION to buy parts Jerry 1st; Chuck 2nd. Art will e-mail the cost to Cindy
- Suggested that passes somehow need to designate visitor vs. owner.
- Suggestion not to send passes to out-of-state owners; if they come to visit, they can get passes from Art.
- Owner Sue Clark requests handicap toilet and safety/grab bars in one of the bathrooms. Toilet in back bathroom needs to be replaced anyway so it would be a timely task to get a high rise toilet and safety/grab bars. Toilet should be about \$250 with 36" grab bars about \$34 each. Tom Mayo offered to get the stool and bars at the discounted contractors price. Motion to purchase toilet and grab bars by Jerry, Rich 2nd.
- Gravel was delivered on 6/29; Art has it spread in common area, camping pads, and road to storage area.
- Fire Station painting versus siding: WW owns the building and leases it back to Hartsel Fire Protection District (HFPD). Lease says they have to maintain the building. Cost is \$3800. Chief Jay Hutchison said the HFPD does not have the money in the budget to pay the entire \$3800 but offered to split the cost with WW. They have approved that amount. We want their \$1900 up front and we'll pay the balance. If they

Cindy will contact to verify the \$1900 is approved.

	<p>don't want to pay the \$1900, they can paint it at their own cost.</p> <p>3. <u>Billing and Enforcement:</u></p> <p>a. Attorney Status Report: June WLPP report to board members via e-mail. Update: Lots 2-219-221 have paid full balance.</p> <p>b. Collection Update: More monies will come following the 9/3/09 Sheriff's Sale. WLPP assures us they have been in contact with Park County to make sure the sale will happen this time. Susan will publish the lot numbers in the newsletter in case any current owners are interested in purchasing at the Sheriff's Sale. WLPP collections take time and cost us a lot of money. They advise to just foreclose when we're having difficulties but a foreclosure proceeding is \$2500-\$3000 up front from WW. (See collection update report attachment.)</p> <p>c. Violation 2-291: Storage container on lot against covenant - deadline of 9/23 for removal of POD-like storage container and sale of lot is approaching. There has been no "For Sale" sign on the lot. Camper trailer has been removed.</p> <p>d. Violation 2-270: Pets at large - Art has received a letter from owners explaining the pets leash was broken due to a wild animal in the yard, owner is aware of the problem, and it has been addressed.</p> <p>4. <u>Lot Improvement:</u></p> <p>a. 1-037 Modular home, garage, shed</p> <p>b. 1-073 Home, garage, fence</p> <p>c. 1-087 Fence</p>	<p>PENDING</p> <p>RESOLVED</p> <p>REVIEWED AND APPROVED</p>
<p>G.</p>	<p><u>UNFINISHED BUSINESS:</u></p> <p>1. 2009-2010 Budget: Questioned whether grazing lease funds would be coming. Vern Wagner confirmed he plans to renew the lease for five (5) more years in January, 2010. The lease allows 1 cow for every 100 acres. Maintaining grazing lease with Vern and he will make sure other ranchers don't drop their cattle in the same area. Maintaining the grazing lease also helps us keep our ag rating to keep taxes down. The check in 1/2010 pays for 2010 grazing fees; check in 1/2011 will be first check of new 5-year lease. Fee is \$3476 which is \$1/acre for every lot in WW.</p>	

<p>H.</p>	<p><u>NEW BUSINESS:</u></p> <ol style="list-style-type: none"> 1. Pine beetle: Presenter was a no show. Pat Smith, owner, has suggested we get a number of owners together to spray for the beetle to keep the price down. Have to spray each year for 3-5 years at about \$13/tree or \$8/tree if more participate. Unless everyone sprays every year, there is no assured protection. Lodge pole Pine and Ponderosa pine are vulnerable to pine beetle infestation. 2. Evaluation and selection of new management company: Groups consisting of Cindy, Margo, Dian, Susan, Tom, and Bill (not all at every meeting) attended presentations by three very different management companies---- RealManage, Zarlengo Raub, and Capital Bookkeeping. (Comparison table attached.) Cindy spends 10-12 hours a month and Susan about 4 hours each month on WW business. Margo and Dian also spend some personal time on WW business. <p>RealManage offers the most comprehensive, board friendly, owner friendly option for the best fee. The fee is actually quite similar to what F&F now charges but RealManage offers a lot more options for our money.</p> <p>MOTION to select RealManage by Bill, Jerry 2nd. Since RealManage also has a collection service (RealCollect) we will send the next round of collections thru that system rather than to WLPP. WLPP will continue to close out the accounts we have already sent to them.</p>	<p>APPROVED</p>
<p>I.</p>	<p><u>ADJOURNMENT:</u> Motion to adjourn by Jerry with Chuck 2nd to adjourn the meeting at 12:12</p>	