

A.	Time/Place: Wildwood Owner's Association Board Meeting Fill in the place meeting was held	July 19, 2008
B.	Call to Order: The meeting was called to order at 10:09 a.m.	
C.	Roll call was by sign-in sheet: <input checked="" type="checkbox"/> Susan Borgardt <input checked="" type="checkbox"/> Cindy Hertz <input checked="" type="checkbox"/> Joe Murphy <input checked="" type="checkbox"/> Dian Cleveland <input checked="" type="checkbox"/> Chuck Larimer <input checked="" type="checkbox"/> Rich Whetsell <input checked="" type="checkbox"/> Larry Covillo <input type="checkbox"/> Tom Mayo <input checked="" type="checkbox"/> Bill Hathorn <input checked="" type="checkbox"/> Margo Moran <input checked="" type="checkbox"/> Art Allen – Caretaker <input type="checkbox"/> Jerry Grishaber – Alternate Guests: Pete Doolittle Fletcher Hunt	
D.	Minutes: Minutes of the May meeting were reviewed. Secretary provided a correction. MOTION to approve with changes by Rich; Bill 2 nd	APPROVED
E.	REPORTS OF OFFICERS: 1. Secretary: No report 2. Treasurer: WW Balance sheet shows a balance in all accounts of \$72,336.00. (See Attachment) 3. Vice President: No report 4. President: The presidents report is contained in the body of the minutes	
F.	REPORTS OF COMMITTEES: 1. Administration: a. Accounting and Financials: May and June financials (e-mailed to all board members) were reviewed. (See Attachments.) 2. Buildings and Grounds: a. Caretaker Update: Art has gathered 3 bids to deliver and spread ½” crush road base from culver to culvert, the caretaker driveway, and all camping pads. There are funds available in this year’s budget. MOTION to accept the bid from Leon Lux by Bill; Chuck 2 nd . b. Pressure and holding tanks in the caretaker residence were replaced in July after failing. Cost was \$1952. c. Art has the sealer for the fence and is ready to begin the project. Cost was \$168. d. Pond weeds are being gradually removed with a manual weed cutter. Art says the task is “good exercise” as advertised before purchase! e. Art has acquired two more ducks to replace the two murdered by unsupervised youngsters in the common area. Art also reports there is a muskrat in the pond. f. Art has requested to build a 10 x 12 shed on WW caretaker property for personal use. 3. Billing and Enforcement: a. Collection Update:	Art will contact Leon and make arrangements

	<ul style="list-style-type: none"> • 3-011: Terry Romero has agreed to the proposal that the ramshackle residence on the property be burned by the fire department for practice. She has also agreed to pay all fees due in a reasonable amount of time. She has been in regular contact with the attorney and has been cooperative which represents a major change from her previous attitude. • 4-341: Possible settlement – attorney asked for an “offer” and will present the offer to the board for consideration. If the owners don’t follow the terms of the offer, the attorney will proceed with the judgment. • 2-311: Proceeding to foreclosure. • 4-403: Ledgers have been sent from F&F to the attorney. All done • 1-200: Mail is being returned. <p>b. 2009 Annual Billing and Ballots: Mailed 7/11/08. Multiple lot owners may submit as many ballots as they have lots as the rule is one vote per lot. There are 42 owners who own multiple lots and they need to be notified.</p> <p>4. Lot Improvement:</p> <ul style="list-style-type: none"> a. 1-050 – Williams – Gazebo APPROVED b. 1-069/070 – Cleveland – shed APPROVED c. 1-188 – Hirschfield – home APPROVED 	<p>Cindy and Susan will e-mail these owners</p>
<p>G.</p>	<p>UNFINISHED BUSINESS:</p> <ol style="list-style-type: none"> 1. Uranium Mining Update: <ol style="list-style-type: none"> a. Public opinion is coming about to support stopping uranium mining in Park County. Denver Water has stated they will not allow uranium mining in Park County, Governor Ritter owns property in Park County, and Park County Government has said publicly they county is against it. b. Susan had a conversation with the PCWCP non-profit group this week. They have \$15,000 and are willing to share those funds for the purchase of signs, mailings, bumper stickers, flyers. PCWCP previously successfully blocked the City of Aurora in their bid to “steal” vast amounts of water from the South Park area. WW Board had voted at 5/08 meeting to donate \$500 to SOSPW08 to help with expenses in the fight against uranium mining in Park County. Since the donation has not yet been made, Susan suggested changing that donation to the non-profit PCWCP group. 2. Website Update: Need to decide ASAP on someone to put together and host our WW website. The website will allow us to post our Rules and regs, covenants, bylaws, financials, minutes, etc in order to meet reporting requirements for HOAs. This would be significantly cheaper than mailing these documents to all owners. Susan and Cindy have each spoken to companies they are familiar with. MOTION to go with J&R Graphics of Lakewood by Bill; Margo 2nd. 	<p>APPROVED</p>

	<ol style="list-style-type: none"> 3. 2009 Annual Budget Approval: Final form of the budget was e-mailed to all board members. Dues were lowered to \$120 and the dump fee was suspended for the remainder of 2008. MOTION to approve budget as submitted by Susan; Bill 2nd. 4. Rich Whetsell had received an e-mail from an owner complaining about the change of address fee. The owner has since paid the fee. 5. Faye and Delbert Bills questioned WW caretaker residence/common area fire extinguishers condition. Some older ones can't be recharged; ours are all in compliance. 6. Our Rule #10 regarding covenant enforcement has been updated to include 3-step process to comply with SB100. 7. Starband internet service is a thing of the past. Art's new business e-mail is wrvoa@ghvalley.net. This will allow all owners access to the caretaker. 	APPROVED
H.	<p>NEW BUSINESS:</p> <ol style="list-style-type: none"> 1. Owner Complaint: A verbal complaint has been made by owners Judy Lee (1-024) and Sherry Wilson (1-019 & 1-020) regarding WW lots with multiple campers/trailers. They are complaining that people buy lots in WW and then park multiple campers on it and never use them. Most owners would not support a formal rule in the rules and regs to prohibit this behavior. Would suggest getting general input from multiple owners before anything is proposed. 2. Propose adding Rule #14 to the Rules and Regs stating that all campers on WW property need to be currently licensed in the state of Colorado. The rule will require that a copy of the current registration be submitted to the caretaker. 	<p>Complaint must be submitted to the Board in writing.</p> <p>Cindy will work with attorney on appropriate language and this will be discussed again at the 9/08 meeting</p>
I.	<p>ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 11:56 a.m. MOTION to adjourn by Susan; 2nd by Bill.</p>	