

A.	Time/Place: Wildwood Owner's Association Board Meeting WW Pavilion	Date: September 17, 2011												
B.	Call to Order: The meeting was called to order at 10:01 a.m.													
C.	<p>Roll call was by sign-in sheet:</p> <table border="0"> <tr> <td><input checked="" 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 checked="" type="checkbox"/>Kathy McKee</td> </tr> <tr> <td><input type="checkbox"/>Dean Doolittle (excused)</td> <td><input type="checkbox"/>Margo Moran (excused)</td> </tr> <tr> <td><input checked="" type="checkbox"/>Jerry Grishaber</td> <td><input checked="" type="checkbox"/>Joe Murphy</td> </tr> <tr> <td><input checked="" type="checkbox"/>Bill Hathorn</td> <td><input checked="" type="checkbox"/>Jim Nichols</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/>Ken Neu</td> </tr> </table> <p>Guests: Sherry Wilson Connie Hastings Judy Lee Jennifer Hastings</p> <p>Caretaker: Miles Smith</p>	<input checked="" type="checkbox"/> Dian Cleveland	<input checked="" type="checkbox"/> Cindy Hertz	<input checked="" type="checkbox"/> Larry Covillo	<input checked="" type="checkbox"/> Kathy McKee	<input type="checkbox"/> Dean Doolittle (excused)	<input type="checkbox"/> Margo Moran (excused)	<input checked="" type="checkbox"/> Jerry Grishaber	<input checked="" type="checkbox"/> Joe Murphy	<input checked="" type="checkbox"/> Bill Hathorn	<input checked="" type="checkbox"/> Jim Nichols		<input checked="" type="checkbox"/> Ken Neu	
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D.	Minutes: Minutes from the July 16, 2011 annual meeting were e-mailed to board members for review. Motion to approve by Bill with 2 nd by Dian.	APPROVED												
E.	<p>REPORTS OF OFFICERS:</p> <ol style="list-style-type: none"> Secretary: No report Treasurer: Account balances will be emailed Vice-President: There were 62 attendees at the annual September picnic President: Welcome new Board members Ken Neu, Joe Murphy, and Dean Doolittle 													
F.	<p>REPORTS OF COMMITTEES:</p> <ol style="list-style-type: none"> Administration <ul style="list-style-type: none"> Accounting/Financials: Financial information through August 2011 is located on the RealManage Board Portal for review. RealManage Update: At our Organizational Board Meeting the Board voted unanimously to have RealManage handle covenant violations moving forward. Covenant violation complaints should be filed through the Resident Portal. Violations will be available to the Board members on the Board portal. Association Lots: Lots owned by WW have been listed with Bristlecone Realty. Jason Zisk recommends that we reduce the price if we want the property to move. Listings will expire at the end of October. Buildings and Grounds: <ul style="list-style-type: none"> Caretaker update: <ul style="list-style-type: none"> Miles will check with various fisheries for the best prices for next year. Miles filled 2 Badger holes in the common area. They are eating the groundhogs. Two of the aerators are not working as well as they should. Miles will look at these and purchase a new pressure gauge. The holding tank is catching rain water, and WW is paying to have the tank drained. Bill and Miles will look into some type of cover to prevent rain water from getting in the tank. Vern's bulls are breaking through fences and destroying trees. 	<p>CLOSED</p> <p>CLOSED</p> <p>CLOSED</p> <p>Miles to check on fish prices</p> <p>Miles will work on aerators Miles and Bill will look in to tank cover</p>												

	<p>Park County referred Miles to Animal Control.</p> <ul style="list-style-type: none"> • Storage/RV update: <ul style="list-style-type: none"> ○ The new fence for the storage area will be erected within 2 weeks. • Water Softener System <ul style="list-style-type: none"> ○ The water softener may have a leak in an outside line. When people shower, an area behind the pavilion gets wet. Miles and Bill will investigate. <p>3. Billing and Enforcement:</p> <ul style="list-style-type: none"> • The 2011 Collections – Copies were distributed to the Board during today’s meeting. Property owners on the list cannot store items in the enclosed storage area. • The WLPP Status Report for August 2011 was emailed to the Board • Covenant Violations were discussed <p>4. Lot Improvement: Three new lot improvement forms were approved.</p>	<p>Miles to contact Animal Control Fence to be erected within 2 weeks</p> <p>Miles and Bill will look for leak</p> <p>CLOSED</p> <p>CLOSED</p> <p>CLOSED</p>
G.	<p>UNFINISHED BUSINESS:</p> <ol style="list-style-type: none"> 1. Park County Land Use Regulations – no update 2. Vern Wagner/ Grazing Lease Update – Vern’s bankruptcy has been dismissed. Stephane is sending a demand for payment. 	<p>Stephane sending demand for payment</p>
H.	<p>NEW BUSINESS:</p> <ul style="list-style-type: none"> • A trailer was donated to Wildwood. Jim will transfer the title over and put 2 new tires on it. • WW Website – Discussed adding more content to both the Wildwood website and RealManage 	<p>Jim will transfer title and purchase 2 new tires</p>
I.	<p>ADJOURNMENT: MOTION to Adjourn: Bill made a motion to adjourn with 2nd by Ken. There being no further business to discuss, the meeting was adjourned at 11:50 a.m.</p>	