

A.	<u>TIME/PLACE:</u> Wildwood Owners Association Meeting Wildwood Pavilion	
B.	<u>CALL TO ORDER:</u> The meeting was called to order at 10:04 a.m. Recorded by Susan Bogardt	
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 type="checkbox"/> Dian Cleveland (Exc) <input checked="" type="checkbox"/> Cindy Hertz <input checked="" type="checkbox"/> Jim Nicholls <input type="checkbox"/> Larry Covillo (Exc) <input type="checkbox"/> Kathy Hurt (Exc) <input type="checkbox"/> Rich Whetsell <input checked="" type="checkbox"/> Jerry Grishaber <input type="checkbox"/> Tom Mayo (Exc) <input checked="" type="checkbox"/> Art Allen – Caretaker Guests: <input type="checkbox"/> Kim Cato – Alternate David Gillespie <input type="checkbox"/> Pete Doolittle – Alternate Tony Giebler Kevin and Eileen Simon	
D.	<u>MINUTES:</u> Minutes from the July meeting were submitted for review. Correction made to F.4.b) Lot Improvement: Filing 1-073 should read Filing 1-173. Motion to approve by Bill Hathorn and Jerry 2 nd .	APPROVED
E.	<u>REPORTS OF OFFICERS:</u> 1. <u>Secretary:</u> No report 2. <u>Treasurer:</u> Account balances are \$83,378. Fernley & Fernley accounts are closed. RealManage will open a new checking account with RBC Bank. 3. <u>Vice-President:</u> There were 102 attendees at the September picnic. We collected \$152 in the 50/50 raffle and an additional \$82 in straight donations. There were many donations for the adult and children prize raffles. 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: July and August financials were sent to the Board via email. August financials to be audited by F&F. 2. <u>Buildings and Grounds:</u> a. Caretaker Update: 1. Aerator will be installed in October.	

2. The Fire Station was power washed. Painting will begin on September 20, 2009 and siding has been budgeted for 2010.
3. Art has approval to remove the abandoned camper currently stored in the locked yard. Towing companies will remove abandoned cars at no cost according to the Sheriff's information Susan received. Art verified this with towing companies. They will remove vehicles at no cost, but removing trailers will cost at least \$500. Art agreed to remove trailers as necessary.
4. Art will build two more picnic tables with scrap lumber.
5. The John Deere blades need to be replaced. The cost at Home Depot is \$45. Art will replace.
6. There are 19 owners who are not in compliance with their trailers. Art will contact them.
7. Art requested his 2010 vacation from 11/06/10 – 11/27/10. He will be using all vacation days allowed for the year. Jim Nichols agreed to check the restrooms daily in Art's absence with the exception of Sundays and Mondays as he will be in Littleton on these days.

3. Billing and Enforcement:

- a. Attorney Status Report: The July and September status report was e-mailed to the Board. There was no August update.
- b. Collection Update: The 2009 Collection update was e-mailed to the Board. Some delinquent money has been collected due to lot sales.
- c. The Sheriff's sale will finally happen at 10:00 am on October 14th at the Sheriff's office. Lots for sale are 1-91, 1-143, and 1-120.
- d. Lot 1-107 has a covenant violation and a formal complaint will be sent to the owner.
- e. There has been a decrease in late dues which could be a result of increasing the late fees to \$100.

4. Lot Improvement:

- a. There were 14 lot improvement requests in 2009, of which one was denied.
- b. Lot 1-035 (Simon) submitted plans for a shed and well. Request was approved by committee members present. Approval by other committee members will be mailed to them for sign-off.
- c. Lot 1-056 (Miller) submitted plans for a well. Request was approved by committee members present. Approval by other committee members will be mailed to them for sign-off.
- d. Jim Nichols volunteered to replace Jim Murphy as a committee member.
- e. Susan discussed re-writing and re-naming the "Lot Improvement Form" to the "Architectural Control Form". This change will better

	allow for lot improvements such as structures, wells, driveways, etc.	
G.	<p><u>UNFINISHED BUSINESS:</u></p> <ol style="list-style-type: none"> 1. In tying up loose ends regarding the transition from Fernley & Fernley to RealManage, Fernley & Fernley will ship all documents regarding Wildwood to Cindy. Cindy will also meet with RealManage next week. Susan questioned the legality of RealManage making owner information, including names, addresses, phone numbers, available for viewing. Cindy will discuss this with RealManage. 	
H.	<p><u>NEW BUSINESS:</u></p> <ol style="list-style-type: none"> 1. Playground Equipment: We will begin researching new playground equipment to be in compliance with commercial standards. Further discussion has been tabled until November's Board meeting. 2. Susan brought up for discussion the sign in the restrooms that don't allow for blow dryers. The electrical needs to be fixed so that it can carry the load of a blow dryer. Jim Borgardt, Bill Hathorn and Jerry Grishaber will check the wiring for a possible fix on October 10th. 3. Bill Hathorn discussed the new Elk Horn Ranches sign and suggested that we do the same at the juncture of Yellowstone and Arapaho. Bill will investigate signage to discuss at the January meeting. 4. Susan Borgardt recommended that we streamline and consolidate the signage in the restroom area from several small signs lining the walls to two large signs that outline the rules of the restroom area. Susan will research prices on permanent signs. 5. Susan Borgardt will solicit in the newsletter for Hartsel Fire Department volunteers. Hartsel Fire Department requires a minimum of four volunteers for insurance rating. There are currently only two, and two more are needed within a five mile radius. The volunteers do not have to be full time residents. Susan will follow up with Jay for details. 	Tabled until November's Board meeting
I.	<u>ADJOURNMENT:</u> Information not available.	