

A.	Time/Place: Wildwood Owner's Association Board Meeting Wildwood Pavilion	September 20, 2008
B.	Call to Order: The meeting was called to order at 10:00 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 type="checkbox"/> Dian Cleveland-excused <input checked="" type="checkbox"/> Chuck Larimer <input type="checkbox"/> Rich Whetsell-excused <input checked="" type="checkbox"/> Larry Covillo <input checked="" type="checkbox"/> Tom Mayo <input checked="" type="checkbox"/> Bill Hathorn <input type="checkbox"/> Margo Moran-excused <input checked="" type="checkbox"/> Art Allen – Caretaker <input checked="" type="checkbox"/> Jerry Grishaber – Alternate <input type="checkbox"/> Peter Doolittle-excused - Alternate <input type="checkbox"/> Kim Cato-excused - Alternate	
D.	Minutes: Minutes of the August meeting were reviewed. Minutes are to be changed to show Susan Borgardt was NOT at the 8/30 organizational meeting. Secretary will make the change.	APPROVED with change
E.	REPORTS OF OFFICERS: 1. Secretary: No report 2. Treasurer: WW Balance sheet shows a balance in all accounts of \$87,600. (See Attachment) 3. Vice President: November meeting has been cancelled at Village Inn and will be held at the Pavilion. January and March meetings will be held at the Castle Rock Village Inn. Susan will mail the \$50 and thank card to Diane. 4. President: The presidents report is contained in the body of the minutes	
F.	REPORTS OF COMMITTEES: 1. Administration: Attendance at picnic was 93+; leftovers were donated to the Hartsel Fire Department to feed attendees at a training session. 2. Buildings and Grounds: a. Caretaker Report: <ul style="list-style-type: none"> • Art will contact Leon Lux about rolling the grass around the pond. This was part of the contract and was to have been completed in Spring, 2008. • Gravel will be delivered within the next couple of weeks • Art would like to have a new play set for the common area. The area would have to be excavated and a 6" layer of sand installed. After discussion Board decided to wait until we have a replacement play set. Susan asked members to watch for free play sets in the paper and on Craig's List. She often sees them for free if you haul them away. Volunteers could help dismantle and someone could trailer the set to Wildwood. • Art is concerned about owners and their excessive number of guests over fishing the pond. After discussion, since this has so 	Cindy will compose some sort of letter to the lot owner

	<p>far been a one-time occurrence, board decided to write a letter to the offending owner.</p> <ul style="list-style-type: none"> • We will be posting “catch and release only” signs during spawning times to give the fish a chance to repopulate and not be fished out. <p>3. Billing and Enforcement:</p> <ul style="list-style-type: none"> • Cindy will e-mail the delinquent list again as several members were unable to print. Second notices are going out with late payment fines of \$25. • Filing 3 – Romero: attorneys are waiting for release from property owner to allow Hartsel Fire Department to burn the structure. (ADDENDUM: Attorney received the release 10/1/08.) • Art will compile a complete listing of campers on lots by the November meeting. He will check with the county regarding salvage permit or appropriate paperwork for abandoned camper in storage area so that it may be removed. • Art will be making additional signs to post around the pond warning the swimming is not allowed as someone was observed snorkeling in the pond. Go figure. • Lot 4-402: \$2400 due. Woolums has named another owner before bankruptcy and was willing to release property to Wildwood but the other owner objected. Joint owner will now be pursued for the \$2400. • Bill and Art think there may be sheds that have been put up without paperwork and approval. Art will look into this and report back to the board. <p>4. Lot Improvement: Tami Schall’s paperwork for shed was approved by committee at 8/30/08 picnic. Susan has sent confirmation to Schall.</p>	
G.	<p>UNFINISHED BUSINESS:</p> <ol style="list-style-type: none"> 1. Susan talked about PCWPC at the Silver Heels HOA. Fremont County has litigation against their own commissioners as they have allowed exploratory drilling permits. Weld County group, CARD, Fremont County Group, TACCOLORADO, and SOSPW met with a state environmental group. Susan advised the state entity that PCPC is also involved and we should now be advised of future developments and/or meetings. 2. Silver Heels HOA had a tri-fold brochure that is given to all new owners and realtors; it’s a synopsis of what is expected of property owners and directs reader to the website for complete regulations. WW website is up and running and will be updated at least monthly. Will add caretakers phone number and pictures of bears. Also want to add Delbert Bills article on history of area posted for owners to read. All additions to web-site will go through the President or Vice President for direction to the webmaster. 3. Discussed appearance of fire house. Art suggested repainting the same color as the house. 	

H.	<p>NEW BUSINESS:</p> <ol style="list-style-type: none"> 1. Susan will mail newsletters to anyone who requests a hard copy, will post the newsletter in the hallway near the rest rooms, and mail passes and newsletter to folks without e-mail access reiterating that in the future newsletter will only be available via the website. 2. Cindy will get a quote on a tri-fold brochure. Considered sending the brochure to new owners but Cindy said majority of new owners are working with Security Title and/or Jefferson Realty who are both well aware of our website with all it's pertinent information. 3. Discussed asking realtors to retrieve their signs from sold property. 4. Susan suggested having informational handouts at our annual meetings with information on maintaining wells and septic, Department of Wildlife info on bears, etc. Larry has a spare brochure holder that can be installed in the hallway for info on bears. 	
I.	<p>ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 12:00 p.m. MOTION to adjourn by Susan; 2nd by Bill.</p>	