

A.	Time/Place: Wildwood Owner's Association Board Meeting Village Inn, Castle Rock, CO	Date: November 19, 2011												
B.	Call to Order: The meeting was called to order at 10:00 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 checked="" type="checkbox"/>Dean Doolittle</td> <td><input checked="" type="checkbox"/>Margo Moran</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"/>Kenneth Neu</td> </tr> </table> <p>Guests: Patrick Smith Pete Doolittle Carolyn Smith Susan Clark Chuck Larimer Susan Borgardt Stephane Dupont</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 checked="" type="checkbox"/> Dean Doolittle	<input checked="" type="checkbox"/> Margo Moran	<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"/> Kenneth Neu	
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D.	Minutes: Minutes from the September 3, 2011 Annual Meeting and Organizational Meeting, and the minutes from the September 17, 2011 were e-mailed to Board members for review. Motion to approve by Dian with 2 nd by Jerry.	APPROVED												
E.	REPORTS OF OFFICERS: <ol style="list-style-type: none"> 1. Secretary: No report 2. Treasurer: Account balances will be emailed 3. Vice-President: No report 4. President: Cindy will be out of town for the January meeting – Jim Nichols will officiate in her place 													
F.	REPORTS OF COMMITTEES: <ol style="list-style-type: none"> 1. Administration <ul style="list-style-type: none"> • Accounting/Financials: Financial information through October 2011 is located on the RealManage Board Portal for review. • RealManage Update: Covenant violations compliance is in place. The reporting of violations is now done through the Resident Portal. • Association Lots: This listing with Bristlecone Realty for Association lots for sale has expired. Cindy will call Clay at Jefferson Real Estate. Dean will post our vacant lots on Craigslist. 2. Buildings and Grounds: <ul style="list-style-type: none"> • Caretaker update: <ul style="list-style-type: none"> ○ There are 22 trailers in storage and 15 on lots. ○ Aerators are working fine. • Storage/RV update: <ul style="list-style-type: none"> ○ Expansion is complete. ○ Miles is collecting storage forms and tracking the documentation. 3. Billing and Enforcement: <ul style="list-style-type: none"> • The 2011 Collections – Copies were distributed to the Board during today's meeting. Property owners on the list have lost all common area privileges. 	CLOSED CLOSED Cindy will call Jefferson Real Estate Dean to post lots on Craigslist CLOSED CLOSED CLOSED												

	<ul style="list-style-type: none"> • The WLPP Status Report for October 2011 was emailed to the Board • Covenant Violations were discussed – Letter from Wilson/Lee attorney – Stephane responded to their attorney but has not received a response. <p>4. Lot Improvement: Two new lot improvement forms were approved.</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 – Stephane will call Park County Commissioners to obtain clarification on the recent changes made to the LUR’s regarding camping. 2. Vern Wagner/ Grazing Lease Update – Termination letter sent. 	<p>Stephane will call Park County for clarification</p> <p>CLOSED</p>
H.	<p>NEW BUSINESS:</p> <ul style="list-style-type: none"> • Update the Covenants – discussed revising the Covenants. Jim Nichols, Bill Hathorn, Patrick Smith, and Kathy McKee volunteered for that Committee. 	<p>Committee will meet to work on revisions to the Covenants</p>
I.	<p>ADJOURNMENT: MOTION to Adjourn: Bill made a motion to adjourn with 2nd by Jim. There being no further business to discuss, the meeting was adjourned at 11:31 a.m.</p>	