

A.	Time/Place: Wildwood Owner's Association Board Meeting Village Inn, Castle Rock, CO	Date: November 20, 2010												
B.	Call to Order: The meeting was called to order at 10:01													
C.	<p>Roll call was by sign-in sheet:</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Ceba Allen</td> <td><input checked="" type="checkbox"/> Bill Hathorn</td> </tr> <tr> <td><input checked="" type="checkbox"/> Christine Cameron</td> <td><input checked="" type="checkbox"/> Cindy Hertz</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dian Cleveland</td> <td><input checked="" type="checkbox"/> Kathy Hurt</td> </tr> <tr> <td><input checked="" type="checkbox"/> Larry Covillo</td> <td><input checked="" type="checkbox"/> Margo Moran</td> </tr> <tr> <td><input checked="" type="checkbox"/> Pete Doolittle</td> <td><input checked="" type="checkbox"/> Jim Nichols</td> </tr> <tr> <td><input checked="" type="checkbox"/> Gerry Grishaber</td> <td></td> </tr> </table> <p>Guests: <input checked="" type="checkbox"/> Art Allen – Caretaker Susan Clark Stephane Dupont</p>	<input checked="" type="checkbox"/> Ceba Allen	<input checked="" type="checkbox"/> Bill Hathorn	<input checked="" type="checkbox"/> Christine Cameron	<input checked="" type="checkbox"/> Cindy Hertz	<input checked="" type="checkbox"/> Dian Cleveland	<input checked="" type="checkbox"/> Kathy Hurt	<input checked="" type="checkbox"/> Larry Covillo	<input checked="" type="checkbox"/> Margo Moran	<input checked="" type="checkbox"/> Pete Doolittle	<input checked="" type="checkbox"/> Jim Nichols	<input checked="" type="checkbox"/> Gerry Grishaber		
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D.	Minutes: Minutes from the September 18, 2010 annual meeting were e-mailed to board members for review. Motion to approve by Bill with 2 nd by Jerry.	APPROVED												
E.	<p>REPORTS OF OFFICERS:</p> <ol style="list-style-type: none"> Secretary: No report Treasurer: Account balances were listed Vice-President: No report President: Cindy received an email on November 18, 2010 from Rich Whetsell who indicated that he sold his property in Wildwood and is resigning from the Board. 													
F.	<p>REPORTS OF COMMITTEES:</p> <ol style="list-style-type: none"> Accounting/Financials: Financial information through October 2010 is located on the RealManage Board Portal for review. RealManage Update: <ul style="list-style-type: none"> Chuck is no longer our account rep. Our new rep is Billy Easter. RealManage is not set up to consolidate multiple lots into one mailing. RealManage is looking into adding "Return Service Requested" on their envelopes. Buildings and Grounds: <ul style="list-style-type: none"> Caretaker update: <ul style="list-style-type: none"> Art had no concerns to report. The common locked area will be expanded by approximately 40 feet, using the materials we already have. Our attorney indicated that the Board can set guidelines regarding the usage of the common storage area. The Board agreed that the 	<p>CLOSED</p> <p>CLOSED</p> <p>CLOSED</p>												

	<p>common area will be available on a first come, first served basis from September 16th through May 14th. Items cannot be parked in the common area from May 15th through September 15th. All items must have current registration. Long term storage is not allowed and using the pad for RV storage is prohibited. These guidelines will be included in the newsletter.</p> <ul style="list-style-type: none"> ○ The storage form will be modified to state that Wildwood is not liable for any loss incurred on items stored in the locked area, and Art is waiting on signs to post indicating such. <p>4. Billing and Enforcement:</p> <ul style="list-style-type: none"> • Cindy distributed the 2011 Collection Update. • The September WLPP Status Report was emailed to the Board on November 17, 2010. • Covenant Violation Lot 3-02 – Lot cleanup/Erected a fence to hide violation-2nd letter sent • Covenant Violation – Lot 1-104 – Abusive behavior/Aggressive Dog – Response received 10/23/10 • Covenant Violation – Lot 1-104 – Excessive bright orange posts and signs • Covenant Violation – Lot 1-189 – Fence and fencing supplies-Board agreed that this is not a violation • Covenant Violation – Lot 1-212 – Tires marking drive entrance-Board agreed this is not a violation • Covenant Violation – Lot 4-367 – Lot cleanup • Covenant Violation – Lot 1-49/50 – Lot cleaned up 10/23/2010 • Covenant Violation – Lot 1-068 – Repairs made to driveway 10/21/2010 • Covenant Violation – Lot 1-182 – Lot cleanup/2nd Violation • Covenant Violation – Lot 2-221 – Dues paid/Lot cleaned up • Covenant Violation – Lot 2-227 – Lot cleanup • Covenant Violation – Lot 2-254 – Lot cleaned up 10/23/2010 • Covenant Violation – Lot 4-404 – Lot cleanup • Covenant Violation – Lot 4-407 – Lot cleanup <p>5. Lot Improvement:</p> <ul style="list-style-type: none"> • Property owners will be reminded in the newsletter that Board approval on lot improvements must be obtained <i>before</i> the work is performed. 	<p>Cindy will send letter asking to paint</p> <p>Cindy will respond to complainant</p> <p>Cindy will respond to complainant</p> <p>Cindy will send letter asking to clean up</p> <p>2nd violation will be turned over to attorney</p> <p>CLOSED</p>
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G.	<p>UNFINISHED BUSINESS:</p> <ol style="list-style-type: none"> 1. Caretaker Job Description – is pending changes 2. Park County Land Use Regulations <ul style="list-style-type: none"> • Update with Park County Code Enforcement – Park County is responsible for all Code Enforcement. WW is responsible for enforcing covenant violations. 3. Newsletter Mailing – Cindy will make the updates to the newsletter as described in the minutes. She recommended that we begin mailing the newsletters again instead of emailing them, as some property owners indicated they were not receiving the email. 4. Wildwood Weather Station – Indian Mountain has a weather station link on their website through Weather Underground that we can put on our website as well at no cost. 	<p>Job Description pending changes</p> <p>CLOSED</p> <p>Cindy will make updates to the newsletter</p> <p>Add weather station link to our website</p>
H.	<p>NEW BUSINESS:</p> <ol style="list-style-type: none"> 1. Art Allen announced his resignation as Caretaker. Art is moving out of state. 2. Ceba Allen announced her resignation as Board member. She is moving out of state. 	<p>CLOSED</p> <p>CLOSED</p>
I.	<p>ADJOURNMENT: MOTION to Adjourn: Jerry with 2nd by Bill. There being no further business to discuss, the meeting was adjourned at 12:30.</p>	<p>--</p>