

A.	<b><u>TIME/PLACE:</u></b> Wildwood Owners Association Meeting Village Inn, Castle Rock	
B.	<b><u>CALL TO ORDER:</u></b> The meeting was called to order at 10:04 a.m. Recorded by Kathy Hurt	
C.	<b><u>ROLL CALL</u></b> by sign-in  <input type="checkbox"/> Susan Borgardt (Exc) <input checked="" type="checkbox"/> Bill Hathorn <input checked="" type="checkbox"/> Margo Moran <input checked="" type="checkbox"/> Dian Cleveland <input checked="" type="checkbox"/> Cindy Hertz <input checked="" type="checkbox"/> Jim Nicholls <input checked="" type="checkbox"/> Larry Covillo <input checked="" type="checkbox"/> Kathy Hurt <input checked="" type="checkbox"/> Rich Whetsell <input checked="" type="checkbox"/> Jerry Grishaber <input type="checkbox"/> Tom Mayo (Exc)  <input checked="" type="checkbox"/> Art Allen – Caretaker <input type="checkbox"/> Kim Cato – Alternate <input checked="" type="checkbox"/> Pete Doolittle – Alternate	
D.	<b><u>MINUTES:</u></b> Minutes from the September meeting were submitted for review. Correction made to E.3) Vice President Report: In addition to the \$82 received in straight donations for the playground equipment, Art Allen also donated \$200. Motion to approve by Jerry and Bill 2 <sup>nd</sup> .	<b>APPROVED</b>
E.	<b><u>REPORTS OF OFFICERS:</u></b>  1. <u>Secretary:</u> No report  2. <u>Treasurer:</u> Account balances are approximately \$39,000 in RBC account, \$13,000 in Chase, and \$12,000 in Money Market account.  3. <u>Vice-President:</u> No report  4. <u>President:</u> Report is contained in the body of the minutes.	
F.	<b><u>REPORTS OF COMMITTEES:</u></b>  1. <u>Administration:</u> a. Accounting and Financials: Financials should be available on the portal within two weeks. Once available, they will no longer be emailed, but will be available 24/7 on the portal. b. 18 new owners have not paid dues and 41 lots haven't paid or still owe late fees. Late fee is \$100 per lot, not per owner. 2. <u>Buildings and Grounds:</u> a. Caretaker Update: 1. Art received inappropriate phone calls from a non-property	

	<p>owner. Cindy will send property owner of who the guest is visiting a letter regarding this complaint.</p> <p>2. A complaint was received about Art using the pavilion as a woodshop during the winter. Larry made a motion to give Art permission to use the pavilion as needed as a wood shop during the winter months. Rich 2<sup>nd</sup> the motion and the Board approved.</p> <p>3. All bubblers at the pond are on and working. Leon needs to roll pond area. Cindy will send him a letter.</p> <p>3. <u>Billing and Enforcement:</u></p> <p>a. Attorney Status Report: October 2009 emailed to the Board on 10/31/09</p> <p>b. Collection Update: There are 37 lots with delinquent dues of which 18 are new in 2010.</p> <p>c. The Sheriff's foreclosure happened but no one was there to bid. Wildwood owns these lots now. 1-091 and 1-143</p> <p>d. Lot 1-120 is coming up for foreclosure in December.</p> <p>e. Cindy received an inquiry on lot 1-091 from an interested buyer.</p> <p>f. A violation letter was sent to lot 1-107. No response received from the owner yet.</p> <p>4. <u>Lot Improvement:</u></p> <p>a. The lot improvement form was revised by Susan. Cindy will put it on our website.</p> <p>b. Art was added to the lot improvement committee so he knows which requests have been approved and doesn't question the land owner when improvements are taking place.</p>	
G.	<p><b><u>UNFINISHED BUSINESS:</u></b></p> <p>1. Included in the Administration Report</p> <p>2. Playground Equipment has been tabled until Cindy emails the standards to Art. Art may build the equipment instead of purchasing it.</p> <p>3. An agreement was made on purchasing two signs for the restroom area from Lakewood Signs. Jerry made the motion and Bill 2<sup>nd</sup>. Susan will move forward with purchasing them.</p> <p>4. Art has agreed to make 4 entrance signs for Wildwood. The signs will read:  Wildwood Recreational Village  No trespassing  No hunting or discharge of firearms  Leash law enforced  Covenants enforced  www.wildwoodrec.com</p>	Tabled
H.	<p><b><u>NEW BUSINESS:</u></b></p> <p>1. Cindy will not be in town for the January Board meeting. Susan will</p>	

	act in her place. 2. Cindy made us aware as owners combine lots this means less revenue for the Association. It is something we need to keep in mind.	
I.	<b><u>ADJOURNMENT</u></b> : Motion to adjourn by Bill with Rich 2 <sup>nd</sup> to adjourn the meeting at 11:46	