

A.	Time/Place: Wildwood Owner's Association Board Meeting Wildwood Pavilion	November 22, 2008
B.	Call to Order: The meeting was called to order at 10:10 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 checked="" type="checkbox"/> Dian Cleveland <input checked="" type="checkbox"/> Chuck Larimer <input checked="" type="checkbox"/> Rich Whetsell <input checked="" type="checkbox"/> Larry Covillo <input checked="" type="checkbox"/> Tom Mayo <input type="checkbox"/> Bill Hathorn - excused <input checked="" type="checkbox"/> Margo Moran  <input checked="" type="checkbox"/> Art Allen – Caretaker <input checked="" type="checkbox"/> Jerry Grishaber (Alternate) <input checked="" type="checkbox"/> Peter Doolittle (Alternate) <input checked="" type="checkbox"/> Kim Cato (Alternate)	
D.	Minutes: Minutes of the September meeting were not available for review.	Cindy or Dian will e-mail September minutes to members for review and approval.
E.	<b>REPORTS OF OFFICERS:</b> 1. Secretary: No report  2. Treasurer: WW Balance sheet shows a balance in all accounts of \$97,239. (See Attachment) Investment funds seems to be maintaining value even in light of recent negative stock market activity.  3. Vice President: No report  4. President: The presidents report is contained in the body of the minutes	
F.	<b>REPORTS OF COMMITTEES:</b>  1. Buildings and Grounds: <ul style="list-style-type: none"> <li>• Caretakers Report:             <ul style="list-style-type: none"> <li>- Art plans to fill, prime, and paint most of the paneled walls in the residence to make rooms brighter. Some paneled walls will be left as accent walls.</li> <li>- Half wall at the top of the stairs will be replaced with a full wall with a door. This will help with heating as a lot of cold air from the basement comes up the stairs. Joe might have a door for the purpose. Art will prepare an estimate for the 1/09 meeting.</li> </ul> </li> <li>• Camper/Vehicle list has been double-checked. Trucks and pull campers should be licensed. Listed only the vehicles that can be seen from the road. There is no formal definition of “trashy” and the board has not received any formal complaints from owners in good standing.</li> <li>• Three lots have covenant violations – Cindy has sent letters to 3 lot owners. Lot 1-050 needs a letter regarding camper that has been skirted; this is violation.</li> <li>• Art had asked to put up a 10x12 shed near the residence for his own use. He is changing that request to a 12x16 movable shed that he will eventually transport to his own land. A lot improvement form will need to be submitted to Susan for discussion/approval by the</li> </ul>	

	<p>appropriate committee.</p> <ul style="list-style-type: none"> <li>• Art will be on vacation from 12/8 through 12/18 and then 10 more days in late January or February. While he is gone the bathrooms will be locked and open the interior doors to circulate the heat. Susan will check on the building on the weekends.</li> <li>• Road base will be delivered in the spring by Leon Lux; he has been too busy to accomplish is before then. HE will also roll the grass around the pond at that time.</li> </ul> <p>2. Billing and Enforcement:</p> <p>a. Collection Update:</p> <ul style="list-style-type: none"> <li>- 11/15 update from attorney will be forwarded via e-mail</li> <li>- We continue to receive past due monies on a regular basis</li> <li>- Cindy is scheduling a meeting with attorney week of 12/1/08 regarding final lien notices (due out 11/30)</li> <li>- About \$4000 yet due on 2009 dues; hoping for 50% to pay so there is less to go to collection. Amount going to attorney for collection is less than last year</li> </ul> <p>b. Romero Lot 3-011 Update: Structure being burned as a drill by Hartsel Fire Department; Art will attend. Remaining debris will be buried.</p> <p>3. Lot Improvement: Art thought there were more sheds than permits; this is not true</p>	
G.	<p>UNFINISHED BUSINESS:</p> <ul style="list-style-type: none"> <li>• Uranium mining: SOSPW has a meeting on 12/6 at the Hartsel Library with Jeff Parsons in attendance. Urged those who can to attend. Uranium is down to \$46/pound and stock is at 3 cents a share. Obama administration unlikely to approve until disposal issues are resolved; Park County is opposing the mining and exploration. YEA!!</li> <li>• Website: Delbert's article will be posted w/in the next couple of weeks. Updates will happen 3-4 times a year after board meetings so we can stay within budget.</li> <li>• Salvage permit for abandoned camper in the storage area? No new info</li> <li>• Letter to Shenandoah owners regarding excessive guests and fishing – no action yet</li> <li>• Tri-fold brochure: \$1500-2000 to design and then \$150 to print 500. Would be nice to have at picnics to hand out.</li> </ul>	
H.	<p>NEW BUSINESS:</p> <ul style="list-style-type: none"> <li>• Lease on Firehouse with Hartsel FD: Found two unsigned copies. Cindy will talk with Jay regarding maintenance of firehouse. We would like HFD to put painting in the spring in their budget. If we decide to side the caretaker's residence, we feel the HFD should side the firehouse to match. Art will help with the labor paint and eventually side the firehouse. Art said we will be getting a new fire truck in the spring that is smaller, newer, and faster. There is not filter on the pond access; a dive team will have to come to install one. A number of fire trucks have filled</li> </ul>	

	<p>up from our pond in the last month for fires NOT in Wildwood.  Discussion regarding lease with HFD – should we sign a 99-year lease? just a 4-5 year lease? Should we choose whether we are in District #6 (Jefferson/Como) or District #7 (Hartsel)? Jay says both Districts respond to a fire in WW. HFD has added a \$763 “impact fee” for all new permits to build a house which could greatly impact future building. Should we ask HFD to waive the impact fee for WW owners considering we furnish water for fire fighting? Many issues to think about – will talk about this again at January or March meeting.</p> <ul style="list-style-type: none"> <li>• Lot 1-271 wants to make their own pond – issue should be between the owner and the county/state/water law, etc.</li> </ul>	
I.	<p>ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 11:15 a.m. MOTION to adjourn by Susan; 2<sup>nd</sup> by Jerry.</p>	