



Minutes of the Patios at WildWing HOA  
Board of Directors  
August 19, 2016  
6934 Winter Peak Court, Timnath, CO  
5:00 p.m.

Attendance

Directors in Attendance:

Douglas Hobson, President  
Ron Pleiman, Secretary / Treasurer

Directors not in Attendance:

Stewart Fischer, Vice President

Also in Attendance:

16 homeowners (attendance taken)  
Danaly Howe, Centennial Consulting Group, LLC

Call to Order / Quorum

Director Hobson called the meeting to order, noting that a quorum was present.

Review of Agenda

The Board reviewed the agenda as presented.

Approval of Minutes  
from May 26, 2016

Following review and discussion, Director Pleiman made a motion to approve the minutes from May 26, 2016 as presented. Director Hobson seconded, and the motion was unanimously approved by the Board.

Financial Report

Ms. Howe presented the financial statements through July 31, 2016.

HOA Business

Following discussion, Director Pleiman made a motion to speak with Hartford Homes about replenishing the reserve account for prior years where the budgeted reserves were not met. Director Hobson seconded, and the motion was unanimously approved by the Board.

The Board discussed the implementation of a Working Capital Fee to be assessed to new buyers at closing. Director Pleiman made a motion to begin a \$300 Working Capital Fee collection at closing. Director Hobson seconded, and the motion was unanimously approved by the Board.

Ms. Howe reported that a savings account for HOA reserves will be opened up after receiving Board signatures on the related documents.



The Board asked for volunteers for the Social Committee. Following discussion, Jan Pleiman and Vicki Love were appointed as the Social Committee.

The Board asked for volunteers for the Wildwing Patios Design Review Committee (DRC). Fred Petersen, Jim Roeder and Tom Love were appointed to the DRC. Management was directed to set up a [DRC@wildwingpatios.com](mailto:DRC@wildwingpatios.com) email address for submittals. Management was directed to seek clarification on Master HOA vs. Patio HOA submittal procedures.

Ms. Howe presented information on transferring the insurance agent to a Fort Collins agency. Following discussion, Director Pleiman made a motion to move American Family representation to Cindy Gerk Agency. Director Hobson seconded, and the motion was unanimously approved.

Ms. Howe presented information regarding a Waste Management billing dispute. Waste management accounting records were inaccurate, and upon receiving notice of termination of service, an invoice was produced which retroactively charged trash fees dating as far back as 2014. Following discussion, Director Hobson made a motion to deny the charges and have a letter sent from the HOA attorney to Waste Management. Director Pleiman seconded, and the motion was unanimously approved.

Ms. Howe was directed to ask Ram Waste about possible cost savings for switching to a 65 gallon trash receptacle size.

Ms. Howe reported on the status of non-warranty bush replacements throughout the Patio Homes. A map and list of plants to be replaced has been compiled and sent to the relevant homeowners for review. Following discussion, Director Pleiman made a motion to approve a \$4,000 spending cost for bush replacements and mulch additions. Director Hobson seconded, and the motion was unanimously approved by the Board.

A question was raised as to whether homeowners are allowed to replace dead bushes at their home. The Board approves of replacements within reason, where the type of the bush matches the original landscaping plan, and the size matches the plant growth around it, not to be smaller than the size noted on the plan. No prior approval in writing is required if plant replacements follow these rules.

Following discussion, the Board requested that HurrVasa provide the watering schedule to Ms. Howe for distribution to the residents.



Ms. Howe was directed to speak with HurrVasa regarding spilling gas when refueling lawn mowers, and requesting that one cul-de-sac per week be weeded.

The Board discussed the grass clippings left after mowing. Ms. Howe and the Board will meet on site with HurrVasa to discuss and come up with a solution so that grass is not excessively thrown into the plant beds.

The Board discussed the pond dredging work. The Board will be drafting a letter and petition for owners to sign in order to request that the pond work continue. The Board requested that owners and residents speak with Ms. Howe directly if there is a concern with a contractor. No contractors are to be spoken with directly.

#### Other Business

Ms. Howe gave an update on the pool construction.

The Board discussed the [www.wildwingpatios.com](http://www.wildwingpatios.com) domain that was acquired. Ms. Howe was directed to put together an estimate for setting up a web page for the Patio HOA.

Ms. Howe discussed a clarification on the Late Dues Policy to note that dues are assessed monthly instead of annually. Director Pleiman made a motion to revise the policy as discussed. Director Hobson seconded, and the motion was unanimously approved.

#### Homeowner Concerns & Comments

Mr. Zieger expressed concern over dead and missing plants on his property. A group of plants may have died due to a faulty drip line in the area. Landscape fabric is exposed and sticking up. Ms. Howe assured Mr. Zieger that the plants on his property would be inspected again and would be added to the list of replacements in the coming month.

A homeowner expressed concerns that the new sod between the cul-de-sacs was being overwatered. Ms. Howe was directed to speak with the installer about cutting back watering. A possible leak between Water View and White Snow was reported.

#### Next Meeting

The Board discussed holding the Annual Meeting in early December.

#### Adjourn

There being no other business to come before the Board, Director Hobson made a motion to adjourn the meeting. Director Pleiman seconded, and the motion was unanimously approved.

WILDWING



These Minutes are approved as the official Minutes of the Annual Meeting of the Patios at WildWing Homeowners Association, held on August 19, 2016.

*R. Pleiman*

---

Ron Pleiman, Secretary