

WILDWING



Minutes of the Meeting of the WildWing Community Association Board of Directors

2619 Canton Court, Suite A
Fort Collins, CO 80525
August 8, 2017
4:00 p.m.

Attendance

Directors in Attendance:

Patrick McMeeKin, President, Declarant
Landon Hoover, Secretary, Declarant
John Troka, Member at Large, term to 2019
Edith Matesic, Member at Large, term to 2018

Directors not in Attendance:

Charlie Atwood, Treasurer, Declarant

Also in Attendance:

Danaly Howe, Centennial Consulting Group LLC ("CCG")
Adam Hoffman, A&B Pools
Lana Pink, Pool Committee Chair
7 Owners (attendance taken)

Call to Order / Quorum / Introductions

Director McMeeKin called the meeting to order, noting that a quorum of the Board was present. Those present introduced themselves.

Review of Agenda

The Board reviewed the agenda as presented.

Pool Maintenance Report

Mr. Hoffman gave a report on the operations and maintenance at the pool. Various items were addressed including pool winterization, skimmer baskets, filters, frequency of sweeping, and pool heater temperature.

Homeowner Concerns & Comments

Homeowners presented concerns and comments on the following:

- Tract maintenance along the trail behind the pool & next mowing date (District matter)
- Closing valve boxes
- Walkthrough with ZGL in native areas (District matter)
- Setback fencing along Thunderview & Chandra
- Guideline & Covenants cleanup

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- Construction vehicles & oil on streets – Town of Timnath ownership
- Wildshore / Boundless manhole covers sinking – Town of Timnath
- Patio homes pond wildlife – more fish needed

June 7, 2017 Board Meeting Minutes

The Board reviewed the minutes from the June 7, 2017 Board Meeting. Director Troka made a motion to approve the minutes. Director Matesic seconded, and the motion was unanimously approved.

Financial Statements

Ms. Howe presented the June 30, 2017 financial statements to the Board.

The Board directed CCG to transfer \$900 into savings. The Board discussed future monthly reserve transfers, and investment of reserves.

HOA Business

The Board discussed and considered a Resolution Clarifying Interpretation of Late Fees. The Board determined that the resolution was not necessary at this time as the changes would be reflected in the amended Collection Policy.

The Board discussed and considered approving a Resolution Regarding Pool Facility Access. Director Hoover made a motion to approve the Resolution, subject to final review. Director Troka seconded the motion, and the motion was unanimously approved.

The Board discussed and considered amending the Collection Policy. Following discussion, Director McMeekin made a motion to amend the Collection Policy subject to final review. Director Matesic seconded the motion, and the motion was unanimously approved.

The Board considered releasing a lien on 6802 Wildshore Drive. Director McMeekin made a motion to release the lien subject to final interest calculations. Director Hoover seconded the motion, and the motion was unanimously approved.

Ms. Howe presented a report on the status of open Covenant violations. The Board requested access to the online interface for tracking violations.

Pool Business

The Board discussed the pool closing date and related additional costs, including \$2,900 for pool maintenance. The Board requested that the Pool Committee recommend a closing date for 2017.

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The Board discussed the transfer of ownership of the Pool Facility. It was decided to handle the transfer through a title company, and to split the cost of title insurance with the developer upon confirmation the title has been released.

The Board discussed contracts for pool landscaping.

The Pool Committee requested an Ice Cream Social. The board approved of the event subject to a budgeted list of costs from the Pool Committee.

Other Business

The Board discussed adopting Restated Articles of Incorporation, due to a missing page on the Secretary of State website.

The Board scheduled the Annual Meeting for December 5, 2017 at 6:00 p.m. at Bethke Elementary School.

Homeowner Concerns and Comments

Ms. Howe presented and the Board discussed the following homeowner concerns and comments:

- Some tracts in the subdivision require maintenance for safety and aesthetics.
- Native grasses behind Laminar require mowing.
- An educational presentation on the District for homeowners has been requested for a future meeting.
- Email notification of Board Meetings for homeowners has been requested.
- Some fencing may obstruct motorist line of sight; Board consideration for an update to the guidelines for fencing setback has been requested.
- Construction vehicles and oil on the streets have been noted as potentially hazardous.
- Manhole cover at Wildshore Drive and Boundless Lane has been noticeably sinking; the Town of Timnath will be notified.

Next Meeting

The next meeting of the Board of Directors is scheduled for October 17, 2017, 3:30 p.m. at the office of Centennial Consulting Group.

Adjourn

With no further business to discuss, Director McMeekin made a motion to adjourn the meeting. Director Troka seconded, and the meeting was adjourned.

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These minutes are approved as the official Minutes of the Board of Directors of the WildWing Community Association, held on August 8, 2017.

A handwritten signature in blue ink, consisting of several loops and flourishes, positioned above a horizontal line. The signature is written in a cursive style.

Landon Hoover, Secretary