



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

2619 Canton Court, Suite A
Fort Collins, CO 80525
October 17, 2017
3:30 p.m.

Attendance

Attendance:

Patrick McMeekin, President, Declarant
Landon Hoover, Secretary, Declarant
John Troka, Member at Large, term to 2019

Absent and Excused:

Charlie Atwood, Treasurer, Declarant
Edith Matesic, Member at Large, term to 2018

Also in Attendance:

Danely Howe & Emily McIntyre, Centennial Consulting Group, LLC
11 homeowners (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.

Homeowner Concerns
& Comments

Homeowners expressed the following concerns & comments to the Board:

- Minutes being on the online portal as well as wildwingliving.com website
- Solicitation in the community is unwelcome – research needs to be done as to signage
- Replacement of curbs at the driveway is under the jurisdiction of the Town of Timnath
- Phase 2 homes look alike on the back sides. Director Hoover noted that a 3rd product line for CalAtlantic is in the works. The DRC will review home construction in Phase 2 for individuality.
- Additional reseeding on the walk south of Chandra & Thunderview is needed. Additionally, the park is going to be re-sodded with new grass (District items)



- Pool water & baskets need to be cleaned more frequently, first thing in the morning. Specifications need to be put in the 2018 maintenance contract.

August 8, 2017 Board Meeting Minutes

The Board reviewed the minutes from the August 8, 2017 Board Meeting. Director Troka made a motion to approve the minutes as amended. Director Hoover seconded, and the motion was unanimously approved.

Pool Business

Lana Pink reported on the extended pool season. Residents appreciated the longer pool season. The Pool Committee will meet to discuss an extended pool season in 2018 depending on expenses, with the possibility of reducing janitorial cleanings after Labor Day.

The Board discussed Acceptance of the Pool and Approval of the Warranty Deed. Following discussion, Director McMeekin made a motion to authorize the Board to accept the pool and approve the warranty deed, subject to finalizing the list of outstanding installation items, review of related documents by legal counsel and closing at a title company. Director Troka seconded, and the motion was unanimously approved.

HOA Business

Ms. Howe reviewed the Action Item List since the last meeting.

Ms. Howe presented the financial statements for the period ending September 30, 2017. The Board requested that reserves and DRC funds be reported separately on the balance sheet.

The Board discussed the 2018 Budget and related contracts. Following review and discussion, the Board set a meeting for November 14th to discuss and approve these items.

The Board reviewed the final draft of the Resolution Regarding Pool Facility Access. Following discussion, Director McMeekin made a motion to accept the Resolution Regarding Pool Facility Access. Director Hoover seconded, and the motion was unanimously approved.

The Board reviewed the final draft of the Collection Policy. Following discussion, Director Hoover made a motion to approve the Collection Policy as amended. Director McMeekin seconded, and the motion was unanimously approved.

The Board discussed restated Articles of Incorporation. Director Hoover was directed to contact the original attorney who drafted the Articles for a full copy.



Ms. Howe gave a report on the status of violations in the neighborhood.

Other Business

The Board discussed meeting dates for 2018. Ms. Howe was directed to suggest dates on Tuesdays for discussion at the next meeting.

Next Meeting

The next meeting of the Board of Directors is scheduled for November 14, 2017, 3:30 p.m. at the office of Centennial Consulting Group.

The Annual Meeting is scheduled for December 5, 2017, 6:30 p.m. at Bethke Elementary School.

Executive Session

The Board met in executive session pursuant to CRS 38-33.3-308(4)(a) to discuss matters pertaining to the managing agent's contract. The executive session was adjourned at 5:25 p.m. No motions were made.

Adjourn

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

These minutes are approved as the official Minutes of the Board of Directors of the WildWing Community Association, held on October 17, 2017.



Landon Hoover, Secretary