



Minutes of the Patios at WildWing HOA
Board of Directors
Thursday, November 2, 2017
2619 Canton Court, Suite A, Fort Collins, CO
6:00 p.m.

Attendance

Directors in Attendance:

Douglas Hobson, President
Stewart Fischer, Vice President
Ron Pleiman, Secretary / Treasurer

Directors not in Attendance:

None

Also in Attendance:

Danaly Howe, Centennial Consulting Group, LLC
Fred Petersen, Design Review Committee (DRC)
Tom Love, Landscape & Snow Committee, DRC
11 Homeowners (attendance taken)

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 August 31, 2017

Following review and discussion, Director Fischer made a motion to approve the minutes from August 31, 2017 as presented. Director Pleiman seconded, and the motion was unanimously approved.

Landscape / Snow
Committee Report

Mr. Love presented the Landscape & Snow Committee Report to the Board and identified items that require maintenance or repair, such as leaks in the irrigation system and crushed downspouts.

Mr. Love reviewed the final invoice from Hurr Vasa for bush replacements and recommended approval by the Board. Following discussion, Director Fischer made a motion to approve final payment to Hurr Vasa for bush replacements. Director Pleiman seconded, and the motion was unanimously approved by the Board.

Mr. Love reported that 12 trees throughout the Patios were located on main irrigation lines and needed to be removed at the request of the North Weld County Water District. The trees have since been relocated to the WildWing park in Phase 1. Hartford Homes will be paying for bush replacements and replenishment where trees were removed.



Design Review
Committee Report

Mr. Petersen reported on recent DRC submittals, including a hot tub. No progress had been made on the previous deck submittal. The DRC requested a renewed approval from the owners.

Financial Business

Ms. Howe presented the financial statements through September 30, 2017.

The Board reviewed and considered approving the 2018 Budget.

The Board discussed contractors for 2017-2018 snow removal and landscaping. Following discussion, Director Pleiman made a motion to approve the snow removal and landscape maintenance agreement with Lindgren Landscaping, including bagging of grass in the front yard areas. Director Fischer seconded, and the motion was unanimously approved. Mr. Love was appointed as the point of contact with Lindgren to sign the contract and set expectations. Mr. Love noted for the owners that the new snow threshold would be 4 inches throughout the Patios. The Board directed Ms. Howe to send out an email reminder to the residents.

The Board discussed budgeting for concrete crack sealing and/or replacement in the 2018 Budget.

Ms. Howe noted that the Centennial Consulting Group contract pricing would remain unchanged in 2018.

The Board discussed deferring a reserve transfer in favor of allowing for more bush replacements in 2018.

Following discussion, Director Pleiman made a motion to approve the 2018 Budget, subject to final review. Director Fischer seconded, and the motion was unanimously approved.

HOA Business

HOA Business regarding bush replacements and tree removal was discussed during the Landscape & Snow Committee Report.

Other Business /
Homeowner Concerns
& Comments

Homeowners commented on the following items:

- Holiday decorations and sign lighting at the main entrances
- Parking in the bike lane and off of Chandra
- Guest parking in the islands of the Patios – the Board discussed sending out a survey to Patio owners to get a consensus on parking restrictions
- Wasp prevention wasn't effective during 2017 despite spraying

Next Meeting

The next scheduled meeting is the Annual Meeting of the Owners on December 7th at 6:00 p.m. at the Timnath Fire Station.

WILDWING



Adjourn

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

These Minutes are approved as the official Minutes of the Patios at WildWing Homeowners Association Board of Directors, held on November 2, 2017.

A handwritten signature in black ink, appearing to read "Ron Pleiman". The signature is written in a cursive, flowing style.

Ron Pleiman, Secretary

Wildwing Patio Homes - November 2, 2017

Sign-In Sheet

Name	Address
Jennie + George Zieger	6915 White Snow Ct
Robert Clark	6912 Water View Ct
Don + Mary Jo Raymond	6910 Winter Peak Ct,
Doug Blom	6934 Winter Peak Ct,
Stew Fischer	6935 Winter Peak Ct,
JAN + Ron PEIMAN	6899 Winter Peak Ct.
TOM LOR	6922 WINTER PEAK CT.
GREG KOTHENSTETTE	6924 WATER VIEW CT
Alex BUEHLER	6939 WHITE SNOW CT
Daniella Kocher Hobson	6934 Winter Peak Ct.
Fred + Kathy Petersen	6905 Summerwind Ct,