



Minutes of the 2017 Annual Meeting of the Patios at WildWing Homeowners Association

Thursday, December 7, 2017
Timnath Fire Station
4800 Signal Tree Drive, Fort Collins, CO 80528
6:00 p.m.

Attendance

Homeowners

20 Lots represented either in person or by proxy (attendance taken)

Also in Attendance:

Danaly Howe & Emily McIntyre, Centennial Consulting Group, LLC

Call to Order / Quorum

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

Review of Agenda

Director Hobson reviewed the agenda.

2017 Highlights

Ms. Howe and Director Hobson reviewed the 2017 highlights including:

- Ineffective wasp spraying during the year
- Formation of the Design Review and Landscaping Committees
- Lindgren Landscape as the new snow and landscape contractor
- Removal of 12 trees in the Patios placed on irrigation lines, to be replaced with bushes in Spring 2018.

2016 Annual Meeting Minutes

Ms. Howe presented the December 9, 2016 Annual Meeting Minutes. Following review, Janet Pleiman made a motion to approve the minute. Vicki Love seconded, and the motion was unanimously approved.

Landscape & Snow Committee Report

Tom Love reported that Lindgren Landscape would be taking over snow removal and landscaping maintenance for the Patios. He was very happy with their communication and willingness to work with the Patios thus far. Front yards will now have grass bagged. Snow removal thresholds have been increased to 4" throughout the Patios before snow removal will take place.

Tom Love reported that another spring walkthrough for bush replacements and other items would take place once plants are coming out of dormancy.

Design Review Committee Report

Tom Love reported that three submittals had been received in 2017, with the shade structure being the only project completed to date.



Financial Report

Ms. Howe presented the financial statements for the period ending October 31, 2017.

Ms. Howe presented the 2018 Budget. Following review, Robert Clark made a motion to approve the Budget as presented. Janet Pleiman seconded, and the motion was unanimously approved.

Director Election

Stewart Fischer's term was at an end, and he elected not to re-nominate himself. Tom Love nominated himself for the Board of Directors. There being no other nominees, the Association elected Tom Love to the Board by acclamation. The election was unanimously approved.

Homeowner Concerns
And Comments

Homeowners and the Board brought up and discussed the following:

- Upcoming Wildwing Community Association meeting and the addition of a one-time reserve contribution fee for new homes.
- Parking in the Patios. Director Hobson suggested getting input from all owners by going door to door. First, opinions on driveway parking would be gathered. Once a consensus is reached regarding driveway parking, opinions on guest parking would be gathered. The Board anticipates sending out a survey in January, for a final decision in February or March, 2018.

Next Meeting

The next meeting of the Board of Directors will be held on February 6, 2018 at 5:30 p.m. at Centennial Consulting Group.

Adjourn

There being no other business to come before the Owners, Director Hobson adjourned the meeting.

These Minutes are approved as the official Minutes of the Annual Meeting of the Patios at WildWing Homeowners Association, held on December 7, 2017.

Tom Love, Secretary