



Minutes of the Patios at WildWing HOA
Board of Directors
Wednesday, April 4, 2018
2619 Canton Court, Suite A, Fort Collins, CO
5:30 p.m.

Attendance

Directors in Attendance:

Douglas Hobson, President
Tom Love, Secretary
Ron Pleiman, Treasurer

Directors not in Attendance:

None

Also in Attendance:

Danally Howe and Emily McIntyre, Centennial Consulting Group, LLC
6 Homeowners (attendance taken)

Call to Order / Quorum

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

Review of Agenda

Director Hobson led the Board through a review of the agenda.

Approval of Minutes
from February 6, 2018

Director Love led the Board through a review of the February 6, 2018 minutes. Director Hobson highlighted the entry regarding the letter to be sent to Centennial Consulting Group regarding past accounting and payment problems and presented Mr. John Paul Williams' response. The Board noted the changes since this meeting have been sufficient and thanked CCG for their work. Following review and discussion, Director Pleiman made a motion to approve the minutes from February 6, 2018 as presented. Director Love seconded, and the motion was unanimously approved.

Landscape / Snow
Committee Report

Director Love presented the Landscape & Snow Committee Report to the Board.

Director Love presented a proposal on behalf of 6902 White Snow Court, which has a pea gravel area installed instead of landscaping. The property had sold, and the new owner would like it to be landscaped in conformance with other landscaping in the Association. Following discussion, the Board determined that the owner accepted the property "as is" when they purchased it, and did not request revised landscaping from the current owner prior to closing. The new owner must submit proposed landscaping to the Design Review Committee, similar to what has been installed on identical units, for approval. Once the landscaping is installed and inspected for sufficiency, the Board will consider



accepting this area for maintenance.

Financial Business

Ms. Howe presented the financial statements through February 28, 2018. Director Pleiman recommended that the Association put reserve funds into CDs at such a time as it would be feasible. The Board discussed the past and future cost of snow removal in required spaces. Ms. Howe discussed the delinquent accounts with the Board. The Board discussed communication with delinquent homeowners. Following discussion, Director Love made a motion, seconded by Director Pleiman, to contact the homeowner in an informal way to inquire about the situation. The motion was unanimously approved.

Ms. Howe presented the 2017 Tax Return to the Board. Following discussion, Director Love made a motion to approve the 2017 Tax Return as presented. Director Pleiman seconded, and the motion was unanimously approved.

Ms. Howe presented revisions to the Collection of Payments Resolution to the Board. Following discussion, upon a motion by Director Pleiman, seconded by Director Love, and unanimously approved, the Board approved the Revised Collection of Payments Resolution. Ms. Howe will post the revised Policy on the website and email a notice of the revisions to the Owners.

HOA Business

The Board discussed the www.wildwingpatios.com domain and website. The Board determined to keep ownership of the domain and address the website further once a volunteer can step up to assist with its publishing.

The Board discussed the cul-de-sac tracts, JJ, KK, LL and MM. Director Love determined through independent research that the cul-de-sacs are owned by the WildWing Metropolitan District and not the Association. The Metropolitan District offered to deed the cul-de-sacs to the Association, but they require repairs which the Board would like to have completed prior to taking ownership. Director Love will discuss further with Patrick McMeekin in order to come to a resolution. The Metropolitan District will discuss maintenance and deeding of these tracts at a future board meeting.

The Board determined to continue maintenance on the cul-de-sacs with Lindgren, with invoices to be itemized for billing back to the Metropolitan District.

The Board discussed proposals for concrete crack sealing and replacement at the cul-de-sac parking. The Board directed Ms. Howe to send them previously solicited bids for concrete crack sealing or replacement.



The Board discussed parking opinions and the proposed survey. Director Hobson presented a concern regarding definition of a “truck” for the purposes of Association parking policies. The Board discussed the necessity of having clear definitions prior to formulating policy. Director Love made a motion for Ms. Howe to obtain formal definitions from the Association’s lawyer. Director Pleiman seconded, and the motion was unanimously approved.

Other Business /
Homeowner Concerns
& Comments

A homeowner discussed their personal experience with vehicles in the neighborhood and stated that, by their understanding, day-to-day vehicles should be stored in the garage as a requirement of living in a patio home. Another homeowner concurred. The Board discussed the issue with the homeowners about what should be and can feasibly be enforced and what inconvenience or hardship it may cause to individuals in the Association.

A homeowner reported that a vehicle has been consistently stored in a driveway in an ongoing fashion. He expressed frustration about the lack of action by the Association or the WildWing Community Association. The Board discussed the issue and how best to proceed without making the Association legally vulnerable.

Director Love has corresponded with North Weld County Water District and sent a formal request for reimbursement of some of the plant replacement costs related to the water line disconnect and digging. No response has been received.

Next Meeting

The landscape walk-through is scheduled for May 16, 2018, dependent on weather. The next board meeting is scheduled for July 11, 2018.

Adjourn

There being no other business to come before the Board, Director Pleiman made a motion to adjourn the meeting. Director Love 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 April 4, 2018.

Tom Love, Secretary