



Minutes of the 2018 Annual Owners Meeting of the WildWing Community Association

Bethke Elementary School Cafeteria
5100 School House Drive, Timnath, CO 80547
December 3, 2018
6:30 p.m.

Attendance

Attendance:

Patrick McMeekin, President, Declarant
John Troka, Treasurer, term to 2021
Robert Clark, Member at Large, term to 2020

Directors not in attendance:

Landon Hoover, Secretary, Declarant
Charlie Atwood, Member at Large, Declarant

Also in Attendance:

Danaly Howe and Emily McIntyre, Centennial Consulting Group, LLC
TaraLee Jackson, Hartford Homes
42 lots represented in person or by proxy (attendance taken)

Call to Order / Quorum / Introductions

Director McMeekin called the meeting to order, noting that a quorum of the homeowners was present.

Review of Agenda

Following review, Director Clark motioned to approve the agenda as presented. Director Troka seconded, and the motion was unanimously approved.

Homeowner Concerns & Comments

Homeowners expressed the following concerns and comments to the Board:

- There are ongoing issues with landscaping on District property in Phase 2.
- Unauthorized driving on open space has been observed.
- Dog waste stations with waste pickup service are requested in the natural areas.
- A street light is out.

December 12, 2017 Annual Meeting Minutes

Following review, Mr. Brad Erickson motioned to approve the December 12, 2017 Annual Meeting minutes as presented. Ms. Lana Pink seconded, and the motion was unanimously approved.

Financial Matters

Ms. Howe presented the 2019 Budget with Homeowner Dues. Following review and discussion, Ms. Bonnie Clark made a motion to ratify the 2019 Budget as



presented. Ms. Edith Matesic seconded, and the motion was unanimously approved.

HOA Directors Election

Director Troka announced that he was self-nominating for another term on the Board. There being no other nominees, Director Clark motioned to re-elect Director Troka by acclamation. Mr. Mike Swindle seconded, and the motion was unanimously approved, re-electing Director Troka to the Board of Directors, term to 2021.

Changes to the Master Covenants, Conditions, and Restrictions

Those present discussed the Board's intention to hold a vote to Amend and Restate the Association Covenants to incorporate subsequent amendments, improve clarity, and improve enforcement policies. The proposed revised Covenants will be sent to all owners through the mail with a ballot for mail-in voting.

Other Business

Ms. Howe and the Board presented the 2018 Highlights and development report, including the following issues:

- New phases completed, in progress, or planned
- Landscaping development

Adjourn

There being no further business to discuss, Mr. Brad Erickson made a motion to adjourn the meeting. Mr. George Zieger seconded, and the meeting was adjourned.

These minutes are approved as the official Minutes of the 2018 Annual Owners Meeting of the WildWing Community Association, held on December 3, 2018.

Landon Hoover, Secretary