



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

2619 Canton Court, Suite A  
Fort Collins, CO 80525  
August 14, 2018  
3:30 p.m.

Attendance

Attendance:

Patrick McMeekin, President, Declarant  
Landon Hoover, Secretary, Declarant  
John Troka, Treasurer, term to 2019  
Robert Clark, Member at Large, term to 2020  
Charlie Atwood, Member at Large, Declarant

Absent and Excused:

None.

Also in Attendance:

Danaly Howe, Centennial Consulting Group, LLC  
4 homeowners (attendance taken)

Call to Order / Quorum  
/ Introductions

Director 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 concerns & comments regarding the following to the Board:

- Offer to make a directory for the neighborhood. The Board directed Ms. Howe to turn on the directory functionality for the web portal
- Question regarding the irrigation system in WildWing.

May 15, 2018 Board  
Meeting Minutes

The Board reviewed the minutes from the May 15, 2018 Board Meeting. Director Clark made a motion to approve the minutes as amended. Director Hoover seconded, and the motion was unanimously approved.

Financial Business

Director Troka presented the financial statements through July 31, 2018. The Board discussed the timing and sums of the Association's income and costs, and the intended utility of different Association funds and bank accounts. Those present discussed the unanticipated fees related to waste water at the pool facility. Following discussion, Director Hoover made a motion to approve the



financial statements. Director Clark seconded, and the motion was approved.

Ms. Howe presented a report on the status of the DRC account and deposit refunds.

The Board discussed the items to bid out for the 2019 Budget. Those present discussed possible concerns with the current pool maintenance provider. The Board discussed possible changes to the 2019 service contract for pool maintenance. The Board determined to only solicit bids from the current service providers, barring a significant increase in costs which may trigger requests for other bids from other providers.

The Board reviewed and considered approving the Association's amended 2016 and 2017 Tax Returns. Following discussion, upon a motion by Director Clark, seconded by Director Atwood and unanimously approved, the Board approved the Tax Returns.

#### HOA Business

The Board discussed the progress of the process to amend and restate the Association Declaration of Covenants. Director McMeekin and Director Troka described the history of the documents and reasons to amend the covenants. Director Troka presented the proposed changes for discussion. The Board discussed additional possible changes to the Covenants and the most optimal timing for amendment. Those present discussed the process to approve final changes.

Ms. Howe presented the covenant enforcement report to the Board.

The Board discussed the parking regulations in the covenants and how they would like them enforced.

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#### Pool Business

A homeowner requested that a clock be mounted to be visible from the pool.

Director Troka presented an update on the Punchlist Item walkthrough. The gates will require additional maintenance or alteration such that the security provisions for the pool are effective.

The Board discussed the pool closing date and closing procedures manual.

#### Next Meeting

The next meeting will be the 2019 Budget Review on November 13, 2018 at 3:30 p.m. at the office of Centennial Consulting Group. The annual meeting will be December 3, 2018.

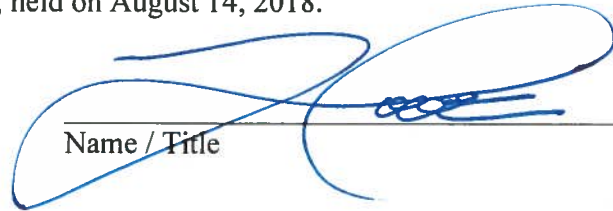
#### Adjourn

With no further business to discuss, Director Atwood 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 August 14, 2018.

  
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Name / Title