



Minutes of the 2018 Annual Meeting of the
Patios at WildWing Homeowners Association

Wednesday, November 14, 2018
Bethke Elementary School, Cafetorium
5100 School House Drive, Timnath, CO 80547
6:00 p.m.

Attendance

Homeowners

19 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 with those present.

2018 Highlights

Ms. Howe, Director Hobson, and Director Love reviewed the 2018 highlights including:

- Acquisition of the Patio Home cul-de-sacs.
- Landscaping progress and warranty items, including replacement of some mulch with rock.

2018 Annual Meeting Minutes

Director Hobson presented the December 7, 2017 Annual Meeting Minutes. Following review, Stewart Fischer made a motion to approve the minutes. Vicki Love seconded, and the motion was unanimously approved.

August 23, 2018 Homeowners Meeting Minutes

Director Hobson presented the August 23, 2018 Homeowners Meeting Minutes. Following review, Director Pleiman made a motion to approve the minutes. Director Love seconded, and the motion was unanimously approved.

Landscape & Snow Committee Report

Director Love presented the Landscape and Snow Committee Reports and discussed the progress of landscaping repair and improvements in the Association, as well as the season's snow removal needs.

Director Love reported that a landscape walkthrough had been tentatively scheduled for May 6, 2019.

Design Review Committee Report

Fred Peterson presented the Design Review Committee Report.



Financial Report

Ms. Howe presented the financial statements for the period ending October 31, 2018.

Ms. Howe presented the 2019 Budget, including an increase to monthly HOA dues to \$150 per month. Following review and discussion, Robert Clark made a motion to approve the Budget as presented. Vicky Love seconded, and the motion was unanimously approved.

Director Election

Ron Pleiman's term was at an end, and he elected not to re-nominate himself. The Board and those present thanked Mr. Pleiman for his time dedicated to the HOA. Edith Matesic nominated Sue Connors for the Board of Directors. There being no other nominees, the Association elected Sue Connors to the Board by acclamation. The election was unanimously approved.

Cul-de-sac Ownership
Transference

Director Love presented an update on the status of the cul-de-sacs and the Association's maintenance responsibilities. Those present discussed the options for landscaping the cul-de-sacs and considered cost and attractiveness pros and cons.

Homeowner Concerns
And Comments

Homeowners and the Board brought up and discussed the following:

- Those present discussed whether the snow removal was sufficient for north-facing homes. Those present discussed possible collaborative solutions to snow/ice removal problems.
- Those present discussed creation of an Association work day to socialize and reduce landscaping labor costs.
- A street sign was blown down and must be repaired.

Next Meeting

The next meeting of the Board of Directors will be held on April 2, 2019 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 November 14, 2018.

Tom Love, Secretary