



Minutes of the 2016 Annual Meeting of the Patios at WildWing Homeowners Association

Foothills Activity Center – The Shops at Foothills Mall
241 E. Foothills Parkway, Fort Collins, CO 80525
6:00 p.m.

<u>Attendance</u>	<u>Homeowners</u> 23 Lots represented either in person or by proxy (attendance taken) <u>Also in Attendance:</u> Danaly Howe & Krysta Medlock, Centennial Consulting Group, LLC
<u>Call to Order / Quorum</u>	Doug Hobson called the meeting to order, noting that a quorum of Owners was present.
<u>Review of Agenda</u>	Doug Hobson reviewed the agenda.
<u>2016 Highlights</u>	Ms. Howe and Doug Hobson reviewed the 2016 highlights including: <ul style="list-style-type: none">• Addition of mulch throughout the property• Replacement of bushes through warranty and by use of HOA funds• Trash company transition to Ram Waste & Waste Management billing settlement• Formation of Design Review Committee and Social Committee• Dredging work on the pond complete
<u>2015 Annual Meeting Minutes</u>	Ms. Howe presented the December 14, 2015 Annual Meeting Minutes. Following review, Fred Petersen made a motion to approve the minutes as amended. Vicki Love seconded, and the motion was unanimously approved.
<u>Financial Report</u>	Ms. Howe presented the financial statements for the period ending October 31, 2016. Ms. Howe presented the 2017 Budget with dues remaining at \$125 per month, and noting that \$2,000 is being added for wasp control during the year. Ms. Howe commented that a reserve study may be necessary in 2017. Following review, Fred Peterson made a motion to approve the Budget as presented. Bonnie Clark seconded, and the motion was unanimously approved.



Director Election

Tom Love nominated Doug Hobson for the Board of Directors. There being no other nominees, Tom Love made a motion to elect Mr. Hobson to the Board by acclimation. Fred Peterson seconded, and the motion was unanimously approved. Doug Hobson abstained from voting.

Other Business

Ms. Howe introduced the Design Review Committee to the Owners, consisting of Tom Love, Jim Roeder and Fred Pedersen.

Following discussion, Doug Hobson made a motion to appoint Tom Love as the Snow Removal Coordinator to communicate with Hurr Vasa regarding snow thresholds and monitoring. Stewart Fischer seconded, and the motion was unanimously approved.

Homeowner Concerns
And Comments

Homeowners brought up concerns regarding the following:

- Parking in guest parking. The Board has not enforced this to date, as no complaints have been received. It is intended for owners to park in their garage or driveway, and one extra guest spot is allocated per home.
- Construction debris. Ms. Howe was directed to speak with the developer regarding construction site cleanup, especially in regard to loose nails and sheetrock screws.
- Phase 3 replat. Updated wetland setback requirements are causing a replat, with a loss of one patio home lot. No final plat is available yet.
- Items to be updated on by the Town of Timnath or at the Master HOA Annual Meeting: Timnath path around the reservoir, public access for boat permits or other activities, Xcel substation location, 4th of July event parking, CalAtlantic home cost and specifications.

Next Meeting

The next meeting of the Board of Directors is to be determined for March.

Adjourn

There being no other business to come before the Owners, Doug 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 9, 2016.

Ron Pleiman, Secretary