



Minutes of the Patios at WildWing HOA
Board of Directors
Wednesday, July 11, 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:

Danaly Howe, Andrea Weaver, and Emily McIntyre, Centennial Consulting Group, LLC
8 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.

Web Portal
Presentation

Ms. Howe presented a new system for board approval of Association invoices via the web portal used for payments. Those present discussed the security and functionality of the system.

Approval of Minutes
from April 4, 2018

Director Love led the Board through a review of the April 4, 2018 minutes. Director Hobson inquired about the aftermath of the Board's decision regarding new landscaping and presented an update about the "truck" definition inquiry. Following review and discussion, Director Pleiman made a motion to approve the minutes from April 4, 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. He explained the process of discovering, prioritizing, and correcting issues related to irrigation and other related concerns. Some repairs or materials were covered through warranty. The system is now fully-functional, but it may have gone over budget given some outstanding invoices.

The landscaping committee approved a bid of \$6,200 for plant replacement. Lindgren Landscapers is scheduled to install 87 new plants and remove 2 trees. Work is scheduled to begin on July 18, 2018. A homeowner inquired about the



survivability of the plants given the time of season. Director Love explained that the methodology to be used for planting is expected to provide the best possible chance of survival.

A homeowner notified the Board that there is a drip line that is currently watering dead plants and inquired about whether ajuga would be replaced. Director Love confirmed that no ajuga would be replanted and provided additional information about the watering system. Director Love reported that the mulch / rock replacement has been postponed due to lack of funds.

Director Love provided an update about the cul-de-sac ownership regarding tracts JJ, KK, LL, and MM. Decisions regarding reimbursement / ownership / parking control are to be tabled until the Metropolitan District Board can determine whether it is legally possible to deed the cul-de-sacs to the Association. If the Metropolitan District ultimately reimburses the Association for past maintenance of the cul-de-sacs, the funds could be used for mulch / rock replacement. Those present discussed the issue of cul-de-sac ownership, related costs, and parking control. Additional information is expected to be available at a July 24th Metropolitan District meeting, which Director Love will attend.

Financial Business

Ms. Howe and Ms. Weaver presented the financial statements through May 31, 2018. There was discussion and clarification regarding working capital fees upon transfer of ownership of a Patios property. Director Pleiman requested that Ms. Weaver create a cash flow analysis to determine if any additional funds will be available for landscaping.

HOA Business

Director Love clarified that he will have further information regarding the cul-de-sacs at a future date.

Director Love explained that pet waste is causing the irrigated grass to discolor. He has spoken with some pet-owning homeowners regarding the issue, which has not improved the condition of the grass. Those present discussed the issue and possible remedies and actions that may be taken. Ms. Howe stated that the Board may establish enforceable rules that pets must be taken off irrigated grass for waste functions. Director Hobson requested that Ms. Howe send letters to all homeowners reminding them that it is against Association Governing Documents to damage the common space or leave pet waste. Ms. Howe stated that the requested letter will be mailed by July 13, 2018. [Following the meeting, Director Hobson informed Ms. Howe that he will contact homeowners about this issue instead.]

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Other Business / Homeowner Concerns & Comments

Ms. Howe presented a homeowner concern which was submitted via email regarding a structure to be installed in a pocket park which would obstruct views from the Patios. It will be a play structure for young children. Director Love proposed that the homeowner be informed that the park and the structure are not in the Associations control and that any concerns should be taken to the Metropolitan District. Director Pleiman seconded, and the motion was unanimously approved.

A homeowner stated that issues with pooling water behind White Snow Court are to be addressed by WildWing development and that related work will begin shortly. The work will include burying a line on Metro District property prior to the regrading.

Director Love inquired to the other Directors whether a special meeting will be called following the release of information regarding the cul-de-sac tracts. The Board came to a consensus to wait until the information is available and react in accordance with the new information.

Next Meeting

The next board meeting is scheduled for October 2, 2018 at 5:30 p.m. at Centennial Consulting Group. The annual meeting is tentatively scheduled for November 14, 2018 at 6:00 p.m., location to be determined.

Adjourn

There being no other business to come before the Board, Director Hobson 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 July 11, 2018.

A handwritten signature in blue ink that reads "Tom Love".

Tom Love, Secretary