



Minutes of the Patios at WildWing HOA
Board of Directors
Tuesday, April 2, 2019
2619 Canton Court, Suite A, Fort Collins, CO
5:30 p.m.

Attendance

Directors in Attendance:

Douglas Hobson, President
Tom Love, Secretary
Sue Connors, Treasurer

Directors not in Attendance:

None

Also in Attendance:

Danaly Howe, Centennial Consulting Group, LLC
6 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.

Approval of Minutes
from July 11, 2018

Director Hobson led the Board through a review of the October 2, 2018 Board Meeting minutes. Following review and discussion, Director Love made a motion to approve the minutes from October 2, 2018 as amended. Director Connors seconded, and the motion was unanimously approved.

Review of Minutes
from November 14,
2018

Director Hobson led the Board through a review of the November 14, 2018 Annual Meeting minutes. Following review and discussion, Director Love made a motion to confirm the accuracy of the minutes from November 14, 2018. Director Hobson seconded, and the motion was unanimously approved. The November 14, 2018 minutes will be approved at the next Owners meeting.

DRC / Social
Committee Report

Director Love presented the DRC report, and Jan Pleiman presented the Social Committee report. The Board discussed limiting the length of Committee member terms. Following discussion, Director Hobson made a motion to establish rotating terms, to elect one person per year, and to discuss term lengths at the next Owners meeting. Director Connors seconded, and the motion was unanimously approved.

Landscape / Snow
Committee Report

Director Love presented the Landscape & Snow Committee Report to the Board. The Board discussed which pesticides and fertilizers were suitable for use in the community and protocols for informing residents when treatments take place. A



landscape walkthrough is scheduled for May 13, 2019. Final maps for individual properties will be sent to each owner once the Board determines the projects for 2019.

Those present discussed organizing a Spring Mulching community event. Director Hobson made a motion to support the Spring Mulching event, subject to finalization of costs from Ms. Matesic and Ms. Buehler. Director Love seconded, and the motion was unanimously approved.

Director Love discussed ongoing irrigation repairs and resetting edging in the Community. Director Love volunteered time in 2018 toward these repairs, which saved the HOA money on labor costs. Following discussion, Director Hobson made a motion to allow Director Love to continue to assist with irrigation repairs and edging resetting during 2019. Director Connors seconded, and the motion was approved. Director Love abstained from voting.

Financial Business

Ms. Howe presented the financial statements through February 28, 2019 to the Board.

Ms. Howe led the Board through a review of the 2018 Tax Return. Following discussion, upon a motion by Director Hobson, seconded by Director Love and, upon vote, unanimously carried, the Board approved the 2018 Tax Returns to be filed.

The Board discussed the recently instated Working Capital Fee for home sales in the Association. The Working Capital Fee was instituted in August 2016 and is separate from the Reserve Fund charge. The Working Capital Fee is charged to the new owner when there is a sale or transfer of ownership, and funds are deposited in the Operating account for use at the Board's discretion.

HOA Business

Ms. Howe presented updates on the cul-de-sac tracts JJ, KK, LL, and MM. The Board discussed a Covenant Amendment to define the tracts as common area. The Board determined that no Mortgagee approval was necessary, as the Association already owns the tracts (to be confirmed by the HOA attorney).

The Board discussed the broken monument and modification to existing monuments by the Wildwing Metro Districts. Ms. Howe reported that this work should take place within the next month.

The Board discussed exterior modifications and needing approval for changes prior to making them. Director Love reported that Sherwin Williams and Thermo-tru can match the colors on the home. Ms. Howe will follow up with the developer

WILDWING



to see about getting the official color palates for the homes. This information will be sent out to the residents once compiled.

Other Business /
Homeowner Concerns
& Comments

Those present discussed street light outages and how best to report them.

Those present discussed light pollution concerns.

Ms. Buehler discussed finalizing the design of the www.wildwingpatios.com website. Ms. Howe was directed to send the login information to Ms. Bueher for access.

Next Meeting

The next meeting is scheduled for July 9, 2019 at 5:30 p.m. at the offices of Centennial Consulting Group.

Adjourn

There being no other business to come before the Board, Director Connors 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 April 2, 2019.

Tom Love, Secretary