



Minutes of the Patios at WildWing HOA
Board of Directors
Tuesday, October 2, 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
2 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 July 11, 2018 minutes. Following review and discussion, Director Pleiman made a motion to approve the minutes from July 11, 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. A main line broke and had to be repaired. Aeration is ongoing. A meeting is set with Lindgren Landscaping regarding Fall and Winter planning. Plant and partial rock replacements were completed below the expected cost. Some projects are ongoing.

Financial Business

Ms. Howe presented the financial statements through August 31, 2018 to the Board. The Board discussed the financial statements, particularly in relation to the status of the working capital fund. Ms. Weaver and the Board discussed modifying the accounting system for greater clarity moving forward. The Board discussed adding additional savings accounts for specific long-term needs of the Association. The Board directed Ms. Weaver to open three additional savings accounts, depositing the following amounts:

- \$4,860 (remaining snow removal from 2018 Budget) – emergency snow removal fund



- \$3,944 – Concrete replacement fund (for island parking areas)
- \$5,000 – Island landscaping fund (for the eventual refurbishment/re-landscaping of the islands)

The Board discussed the reserve account, how it may be allocated, and how it will be built over time.

Ms. Howe led the Board through the draft 2019 Operational Budget. The Board discussed and negotiated a proposed increase in the 2019 management costs to meet Centennial Consulting Group minimums with Ms. Howe. The Board determined that a cost increase over three years is acceptable, but that the proposed cost for 2019 was not an acceptable rate of increase. Ms. Howe will follow up with whether Centennial Consulting Group can accommodate the Board's proposed increase schedule.

The Board discussed adding insurance for the monument sign and directed Ms. Howe to obtain proposals for costs. Director Love explained the cost increase for landscaping from Lindgren and the proposal to the Master Association to have trash service go through the Master Association so that a single provider can service the entirety of WildWing. The Board discussed irrigation water costs for 2019.

Director Love presented a possible argument for increasing the monthly dues in 2019 by \$25.00 to \$150.00 per lot and described the landscaping that could be achieved with the additional funds. The Board discussed the pros and cons of increasing the monthly dues in 2019 and where that place the overall budget, particularly in relation to the increased costs for maintaining and landscaping the cul-de-sac tracts JJ, KK, LL, and MM. Following discussion, the Board came to a majority decision to draft the 2019 Budget with a \$25.00 increase to the monthly dues for each lot to be voted on at the Annual Meeting, with the context that the dues are expected to remain at that level for at least three years. Director Love made a motion to increase the monthly dues as discussed for the 2019 Budget. Director Pleiman seconded, and the motion was unanimously approved. Ms. Howe was directed to provide an updated draft budget to the Board by October 6, 2018.

HOA Business

Ms. Howe presented the quitclaim deed for the Association to take ownership of the cul-de-sac tracts JJ, KK, LL, and MM from the WildWing Metropolitan District. Director Hobson determined that a lawyer will need to review the deed prior to Board Approval.



Other Business /
Homeowner Concerns
& Comments

Director Love requested that meeting minutes for the homeowners meeting be posted online.

Next Meeting

The annual meeting is scheduled for November 14, 2018 at 6:00 p.m., location TBA.

Adjourn

There being no other business to come before the Board, Director Pleiman 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 October 2, 2018.

Tom Love, Secretary