



Minutes of the Patios at WildWing HOA
Board of Directors
Tuesday, July 16, 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
8 Homeowners (attendance taken)

Call to Order / Quorum

Director Hobson called the meeting to order at 5:30 p.m., noting that a quorum was present.

Review of Agenda

Director Hobson led the Board through a review of the agenda.

Approval of Minutes
from April 2, 2019

Director Love led the Board through a review of the April 2, 2019 Board Meeting minutes. Following review and discussion, Director Connors made a motion to approve the minutes from April 2, 2019 as presented. Director Love seconded, and the motion was unanimously approved.

DRC / Social
Committee Report

Director Love presented the DRC report, and Ms. Love presented the Social Committee report. It was noted that the website was up and running. Ms. Clark handed out a Neighborhood Directory for the WildWing Patios.

Landscape / Snow
Committee Report

Director Love presented the Landscape Committee Report to the Board. Ms. Clark recommended a process by which owners would be permitted to change out shrubs as approved by the Landscape Committee. Director Love made a motion to accept owner changes to landscaping, outlined in the process below. Director Connors seconded, and the motion was unanimously approved.

- Owners will fill out a Landscape Modification Form, agreeing to all terms and conditions listed, and submit it to the HOA Manager
- All plants and shrubs must fit with the overall landscape design of the Patio Homes
- Landscape Committee will review and approve / deny changes



- Owner may make changes themselves or with the contractor of their choosing
- Any necessary irrigation changes will be owner responsibility to pay for
- Any damage to landscaping during installation will be at the expense of the owner to repair
- Owner must contact Landscape Committee after installation for the HOA to verify the irrigation is set up correctly and there were no damages to landscaping, and to determine what will happen with any healthy plants that were removed
- Owners must provide a one-year warranty and maintenance period for any approved changes

Director Love presented a proposal for replacing the 56 dead plants and remaining mulch and rock replacements. The cost for rock and mulch replacements is \$10,390 if the HOA moves any existing mulch to adjacent landscape beds. The cost to replace the 56 dead plants is \$4,142 at present date. Director Love proposed that the Board spend funds in order to finish the mulch for rock replacement project in 2019, and replace dead plants in Spring 2020 following a walk through for any additional dead plants. Following discussion, Director Hobson made a motion to approve the mulch/rock replacement project in 2019, plant replacement in Spring 2020, and to issue a communication to the residents regarding ongoing expenses, long-term planning and special projects for the island landscaping, including the need for additional funds in the future to redo the island areas. Director Connors seconded, and the motion was unanimously approved.

The Board discussed the need for an Island Landscape Committee to advise the Board on the recommended landscape changes and financial planning for the cul-de-sac islands. The Board appointed James Branch, Kathleen Branch, Ingrid Erickson, Holly Buehler, and Bonnie Clark to serve on the Island Committee.

Financial Business

Ms. Howe presented the financial statements through June 30, 2019 to the Board.

The Board discussed quotes needed for the Association's 2020 Budget, including trash, insurance, and landscaping.

HOA Business

The Board discussed the required Covenant Amendment in order to list the island tracts as Common Area for tax purposes. Director Love reported that Hartford Homes as Declarant was working on a Declarant Amendment for the Covenants, which would avoid the need to get 67% approval from the Owners. Hartford Homes agreed to cover the cost of this amendment aside from legal expenses already incurred by the HOA.



The Board discussed the status of the monument sign replacement. It was noted that the correction of the bird was not completed.

Other Business /
Homeowner Concerns
& Comments

Those present discussed overflow parking for the Farmhouse Patios using the island parking. Ms. Howe was directed to send out an email to both Patio HOAs as a reminder of the designated parking spots with a map.

Those present discussed seeking volunteers for the open Board position for Doug Hobson's replacement at the Annual Meeting, in addition to committee member positions.

Next Meeting

The next meeting is scheduled for October 1, 2019 at 5:30 p.m. at the offices of Centennial Consulting Group. The Annual Meeting is scheduled for November 5, 2019 at a location to be determined.

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 July 16, 2019

Tom Love, Secretary