



Minutes of the Patios at WildWing HOA
Board of Directors
Tuesday, October 1, 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, Andrea Weaver, Centennial Consulting Group, LLC
11 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 July 16, 2019

Director Love led the Board through a review of the July 16, 2019 Board Meeting minutes. Following review and discussion, Director Hobson made a motion to approve the minutes from July 16, 2019 as amended to list the names of those on the Island Committee. Director Connors seconded, and the motion was unanimously approved.

DRC / Social
Committee Report

Director Love presented the DRC report, noting that one review had taken place since the July 16, 2019 Board Meeting.

Island Committee
Report

Ms. Howe reported that the amended declaration naming the island tracts JJ, KK, LL, and MM under the Association was formally recorded on August 30, 2019. Jim Branch and Director Connors reported on the status of researching ideas for landscaping the island tracts. The goals of the committee include formulating ideas for utilizing sustainable native plants, lower maintenance, and low water at a reasonable expense on the islands. To date, the Committee has surveyed island plants and irrigation lines, determined there is no master plant list for the islands, viewed demo gardens at various sites including CSU and High Plains Environmental Center, and had initial contact with a few landscaping companies regarding design services. No action was taken.



Landscape / Snow Committee Report

Director Love presented the Landscape Committee Report to the Board, including a note that the rock and mulch replacements are completed.

George Zieger announced that he is resigning from the Landscape Committee. Following discussion, Director Love made a motion to appoint Jim Branch to the Landscape Committee. Director Connors seconded, and the motion was unanimously approved.

Director Love reported that the Lindgren Landscape snow removal contract was pending approval. Lindgren is moving to hourly rates based on the type of equipment being used.

Financial Business

Financial Statements. Ms. Weaver presented the financial statements through August 31, 2019 to the Board.

Delinquent Dues Reserve. The Board discussed the intended use of the Delinquent Dues Reserve, and whether it applies prior to filing a lien. The Board discussed the need to amend the Covenants in the future to remove this clause so that the funds may be used or refunded. No action was taken.

2020 Budget & Dues. Ms. Weaver presented the proposed 2020 Budget. The Board discussed a necessity for increasing the dues to account for ongoing increases in operating costs. The Board discussed the need for a special assessment for re-landscaping and the island tracts. Following discussion, Director Connors made a motion to approve the 2020 Budget, increasing the dues to \$200 per month, per unit, and instituting a \$500 special assessment per home, which may be required for an estimated four years, to cover costs for the islands. Director Hobson seconded, and the motion was unanimously approved.

HOA Business

Landscape Change Request Form. The Board reviewed and considered approving the Landscape Change Request Form. Following discussion, upon a motion by Directors Connors, seconded by Director Love and unanimously carried, the Board approved the Landscape Change Request Form and directed Ms. Howe to add it to the WildWing web page.

Open Volunteer Positions. The Board discussed the upcoming Owners election and available seats on the Board as well as committee member terms. Director Hobson announced that he would not be running for another term. Director Hobson made a motion that one three-year term per year per committee be up for appointment by the Board of Directors and that, beginning in 2021, continuous terms for Board members should be limited to three years, which may be extended in the event that there are no volunteers to run for the open seat. Director Connors seconded, and the motion was unanimously approved. Director Connors

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requested that a call for nominations be sent out ahead of the 2019 Annual Meeting.

Annual Meeting Date. The Board discussed the date for the Annual Meeting and determined not to change the original November 5, 2019 Annual Meeting date. It was noted that the future Annual Meetings should be scheduled for December.

Other Business /
Homeowner Concerns
& Comments

Wildwing Patios Wix Website. Ms. Howe requested access to the Wildwing Patios Wix site in order to connect the www.wildwingpatios.com domain to the page. The Board directed Holly Buehler to provide the login information to Ms. Howe.

Next Meeting

The Annual Meeting is scheduled for November 5, 2019 at the Timnath Fire Station.

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 October 1, 2019.

Tom Love, Secretary