



Minutes of the Farmhouse Patios at WildWing HOA
Board of Directors Meeting
Tuesday, March 10, 2020
Timnath Fire Station
4800 Signal Tree Drive, Timnath, CO 80547
4:00 p.m.

Attendance

Directors in Attendance:

Debra Rogers, President
Lisa Brown, Secretary
Steven Olson, Treasurer

Directors not in Attendance:

None

Also in Attendance:

Danaly Howe, Centennial Consulting Group, LLC
Alex Carlson, Centennial Consulting Group, LLC
Taralee Jackson, Hartford Homes
Sean and Lynn Dusek
Roy and Dean Wood

Call to Order / Quorum

Director Rogers called the meeting to order, noting that a quorum was present. Those present introduced themselves

Review of Agenda

Ms. Howe reviewed the agenda for the meeting.

Homeowner
Comments

Homeowners had no concerns to express to the Board.

November 19, 2019 &
January 28, 2020
Meeting Minutes

Following review and discussion, Director Olson made a motion to approve the November 19, 2019 and the January 28, 2020 Minutes as presented. Director Rogers seconded, and the motion was unanimously approved.

Financial Business

Ms. Howe presented the financial statements through January 31, 2020.

- a. The Board reviewed and discussed the financials. The Board determined that that all three Board members would be signers on the account and that each check shall have two board signatures. Additionally, the Board determined it would schedule a meeting at the offices of CCG for the 3rd or 4th Thursday of each month to review and approve invoices for



payment. Lastly, the Board decided that accounts that became more than 90-days delinquent would be paid by the homeowner dues reserve.

- b. The Board discussed the Lindgren invoice associated with the re-programming of the sprinkler zones. The Board requested that this invoice be re-negotiated with Lindgren to remove the \$591 charge.
- c. The Board confirmed that \$380 will be transferred to savings to continue to build the required reserve account.
- d. The invoice / check approval process was discussed within item (a).
- e. The Board was updated on the transition audit and Ms. Jackson reported that she would reach out to Lindsey for an update on progress.
- f. Director Olson updated the Board that he was working on the internal reserve study but awaiting some additional information from Debra. Ms. Howe provided the Board with an updated relating to two senate bills currently being considered by the State Legislature. Upon consideration the Board decided to wait until there was additional information regarding third party reserve study requirements from the State. (HB20-1333)

HOA Business

- a. Mr. Carlson was introduced to the Board as the new HOA manager for the Farmhouse Patios at WildWing Homeowners Association.
- b. The Board discussed the dedication of Tract B from the WildWing Metropolitan District No. 1 to the association. Upon consideration the Board determined it was in the best interest of the Association to leave the Tract with the District.
- c. The Board discussed that it makes sense to create and distribute a homeowner survey regarding future HOA responsibilities for Landscape Maintenance, replacements, snow removal reserve, etc. It was determined that Mr. Carlson would reach out to the Board for input on this topic and report at the following meeting. Mr. Carlson was instructed to send all landscaping plans to Director Brown and Director Olson.
- d. The Board considered the desire to have a Landscaping and Snow removal committee within the community. Mr. Carlson was instructed to send an email to call for volunteers for this committee.
- e. The Board, after review of the covenants and discussion, determined it was best to move the DRC away from the Board of Directors to volunteers



within the neighborhood. The Board instructed Mr. Carlson to reach out to the community for volunteers.

- f. The Board discussed the current snow removal triggers and how they impact the north facing homes. Following discussion, the Board decided to inquire with Lindgren for their experience and in questionable times defer to the Board for a decision on removal.
- g. The Board discussed the need for a spring walkthrough. Mr. Carlson was requested to coordinate with Lindgren and Landscape Concepts to complete these walk-throughs and report to the Board at a subsequent meeting.

Other Business

There was no other business to come before the Board.

Next Meeting

The Next Meeting is scheduled for June 2, 2020, 4:00 p.m. at Timnath Fire Station.

Adjourn

There being no other business to come before the Board, the meeting was adjourned.

These Minutes are approved as the official Minutes of the Farmhouse Patios at WildWing Homeowners Association Board of Directors, held on March 10, 2020.

Name / Title