



Minutes of the Farmhouse Patios at WildWing HOA
Board of Directors Meeting
Tuesday, June 2, 2020 @ 4:00 p.m.
**Held Via Zoom Webinar in accordance with
CDC Recommendations to limit social gatherings.**

Attendance

Directors in Attendance:

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

Directors not in Attendance:

None

Also in Attendance:

Alex Carlson, Centennial Consulting Group, LLC
Andrea Weaver, Centennial Consulting Group, LLC
9 Neighborhood Residents

Call to Order / Quorum

Mr. Carlson called the meeting to order, noting that a quorum was present.

Review of Agenda

Mr. Carlson outlined the agenda for the meeting. Following Board discussion, upon motion made by Director Brown and seconded by Director Rodgers, upon vote, was unanimously approved by the Board.

Homeowner
Comments

Mr. Carlson noted that he had received the following concerns delivered to him via email from 6989 Foxton Ct. Noting that many of the items were concerns shared by many residents Mr. Carlson read each concern and the Board discussed and responded accordingly.

- Justification of the 20% dues increase from 2019-2020.
- Termination of the existing landscape contract.
- Request a third-party review of the irrigation system to be billed to Lindgren and consideration of escrowing payment until contractual obligations are met.
- Request for bids from other potential landscape maintenance contractors.
- Board to address the lack of quiet enjoyment of residents within the neighborhood as a result of Lindgren's poor maintenance.
- Should homeowners be billing the HOA for the time they have spent correcting watering as well as other issues from the lack of responsiveness and failure to maintain the property by Lindgren.
- Termination of the existing management company.



- The Farmhouse involvement with pool opening and protocols as they Farmhouse Patio homes should have a voice in the District discussions.

March 10, 2020
Meeting Minutes

Following review and discussion, Director Olson made a motion to approve the March 10, 2020 minutes as presented. Director Rogers seconded, and the motion was unanimously approved.

Financial Business

Ms. Weaver presented the financial statements through April 30, 2020.

- a. The Board reviewed and discussed the financials. The Board requested that Andrea send to them each month's bank statement along with the monthly financials.
- b. Mr. Carlson explained that CCG agreed to cover half the outstanding delinquent dues reserve and Hartford homes agreed to covering the other half to replenish the delinquent dues reserve as required by the covenants for homeowners without such reserve.
- c. The Board discussed the need for signatures on the bank documents that would hold the delinquent reserve funds separate from all other HOA funds.
- d. The Board and CCG discussed the invoice and check approval process. It was determined that the Board would approve invoices via the caliber portal and Alex would coordinate check signing with two Board members.
- e. The Board discussed the Transition Audit and Lisa volunteered to reach out to Taralee for a status update.
- f. Director Olson updated the Board that he was working on the internal reserve study but awaiting some additional information from Debra.

HOA Business

- a. The Board briefly discussed the possibility of a neighborhood survey to evaluate the needs and desires of the community for landscape maintenance responsibilities. Alex was directed to inquire with Hartford and Landscape Concepts regarding the replacement for plant material outside of warranty.
- b. The Board considered the appointment of Debbie Clausen to the Landscape and Snow Removal committee. This committee is designed to assist Alex in resolving landscape and snow removal emergencies to which he is not aware. The Board unanimously agreed to create a



landscape maintenance and snow removal committee and appoint Debbie Clausen as the pioneer member.

- c. The Board discussed the role and composition of the Design Review Committee. The governing documents allow for residents to appeal to the Board of Directors regarding decisions made by the DRC. Thus, the Board felt it was important to call for volunteers outside of the Board. Leslie and Larry Schubert volunteered and they were appointed to count as a single vote for the DRC.
- d. The Board discussed the spring walk-through and Hartford homes warranty items. Mr. Carlson reminded the residents that for all warranty items they must contact Hartford Homes directly as CCG is not responsible for warranty replacements. Alex reported that he walked with Landscape Concepts to point out the items that were still covered under warranty that needed replaced in an effort to continue pushing the replacements forward.
- e. The Board considered an update to the covenants to allow for the display of the American Flag without previous DRC review and approval. Alex was directed to reach out to Pamela Coleman to inquire about how the Community Association handles this issue and what options there are for the Farmhouses.

Other Business

There was no other business to come before the Board.

Next Meeting

The Next Meeting is scheduled for September 15, 2020, 4:00 p.m. via Zoom.

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 June 2, 2020.

Name / Title